

VISIONING BELLAIRE

URBAN DESIGN AND BEAUTIFICATION MASTER PLAN



terrain

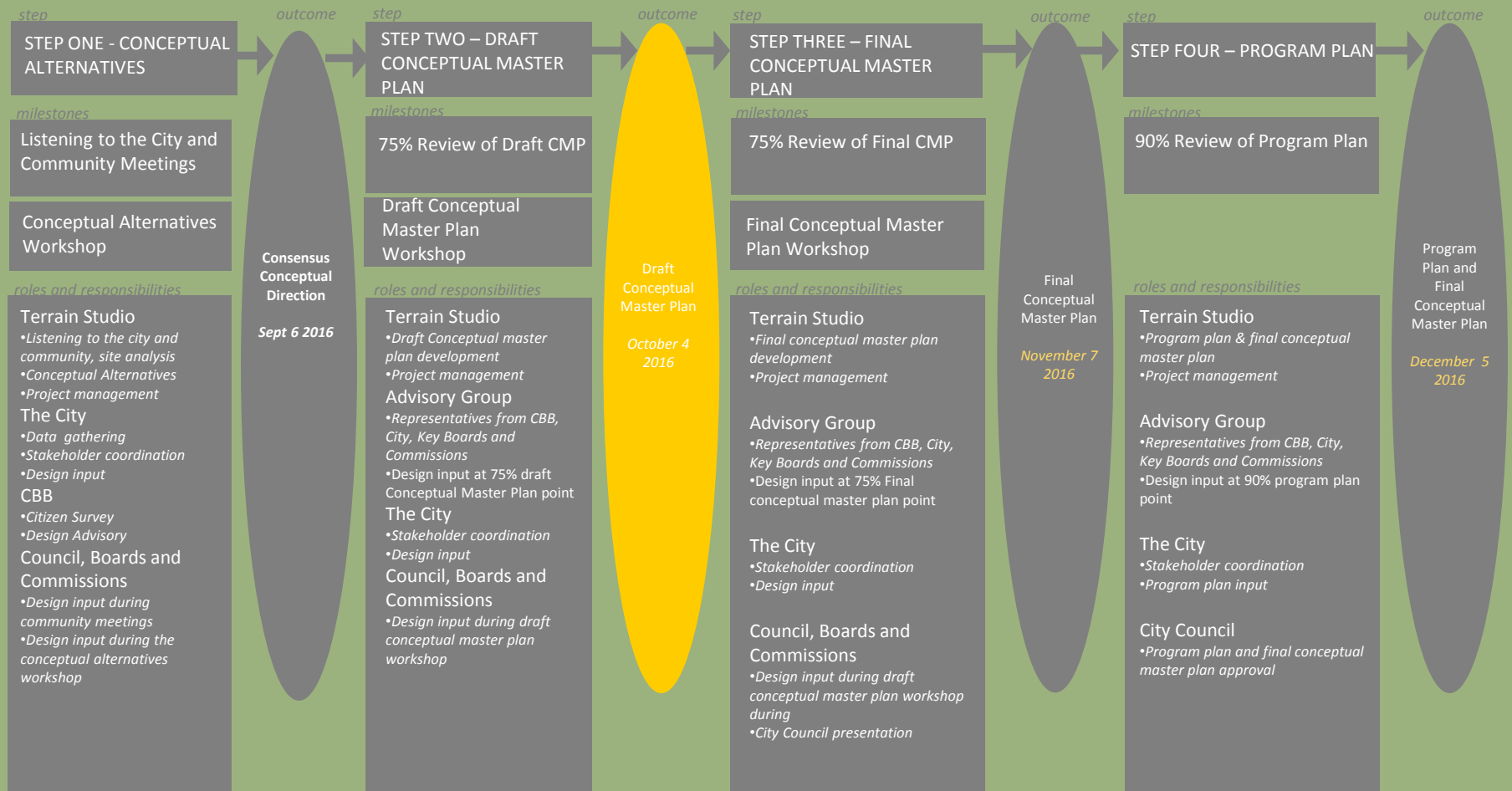
Terrain Studio

landscape architecture, planning, urban design



VISIONING THE BEAUTIFICATION OF BELLAIRE

DESIGN PROCESS FLOW CHART



LISTENING TO THE COMMUNITY



terrain

Terrain Studio

landscape architecture, planning, urban design



BELLAIRE WONDERFUL



PARKS AND TREES



NEIGHBORHOODS AND SCHOOLS



HISTORY AND CULTURE

Four Overarching Themes:



landscaping



homes & neighborhoods



streetscape planning



Triangle/Downtown revitalization

CITY OF BELLAIRE IMPRESSIONS

GREAT
NEIGHBORHOODS

STRIP RETAIL

FLOODING

CONNECTED TO
HOUSTON'S
DESTINATIONS, A
CLASSIC
BEDROOM
COMMUNITY

BELLAIRE
ICONOGRAPHY

TREES

CAR ORIENTED
IDENTITY

AUTOMOBILE



LISTENING TO THE LAND



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Terrain Studio

landscape architecture, planning, urban design



LAND USE | RATIO

PUBLIC REALM RATIO (STREETS, PARKS, EASEMENTS)

$$\frac{48,870,565}{100,362,240} = 48.69\%$$

PRIVATE REALM RATIO

$$\frac{51,491,675}{100,362,240} = 51.31\%$$

COMPARATIVE RATIOS

DOWNTOWN HOUSTON PUBLIC REALM
52%

UPTOWN HOUSTON PUBLIC REALM
17%

BELLAIRE PUBLIC REALM
49%



HISTORY

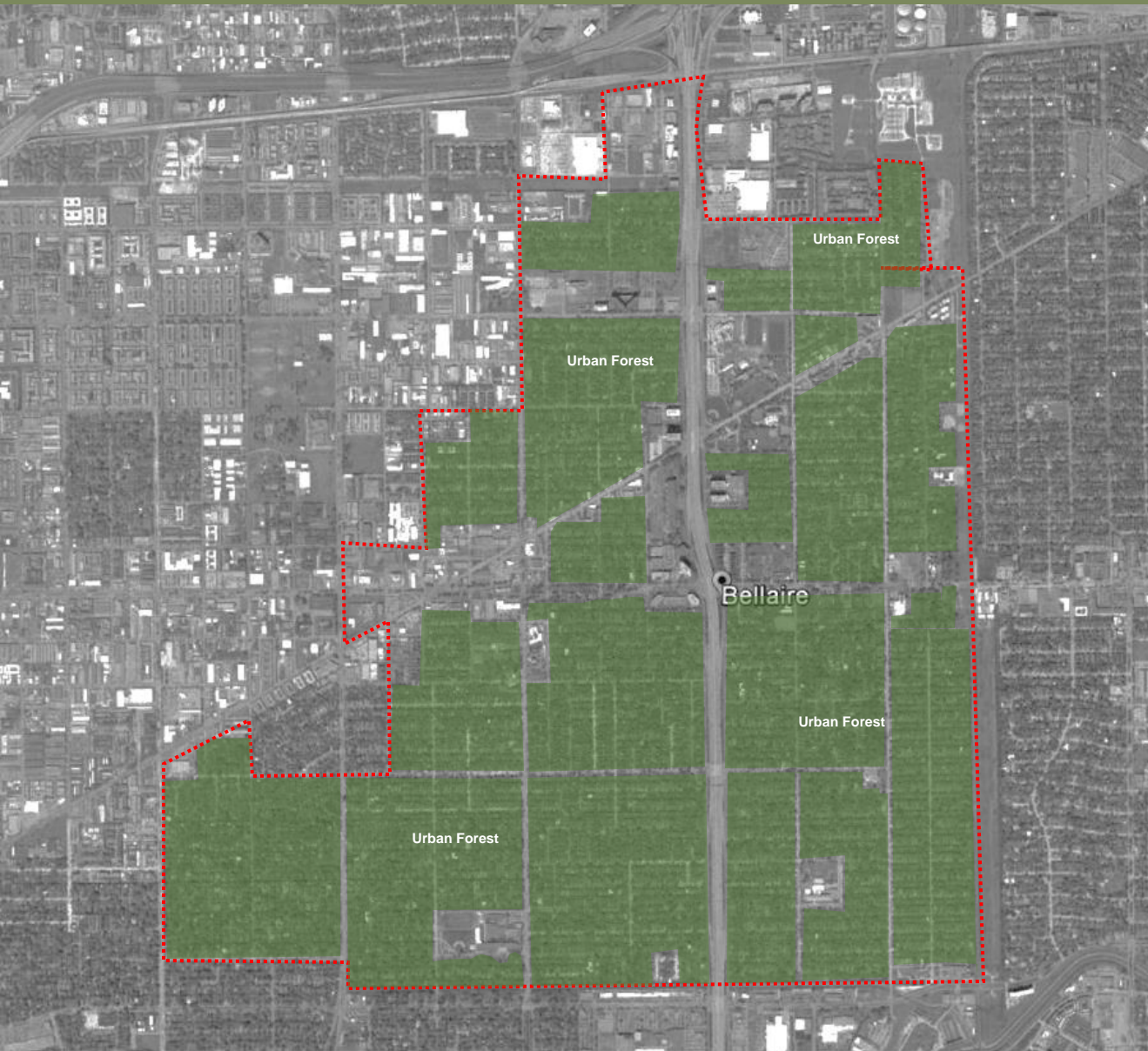


HISTORY | **FLOODING**

1955

Street flooding resulting from rain storms

NATURAL SYSTEMS | URBAN FOREST



Live Oak



Red Oak



Cypress



Elm

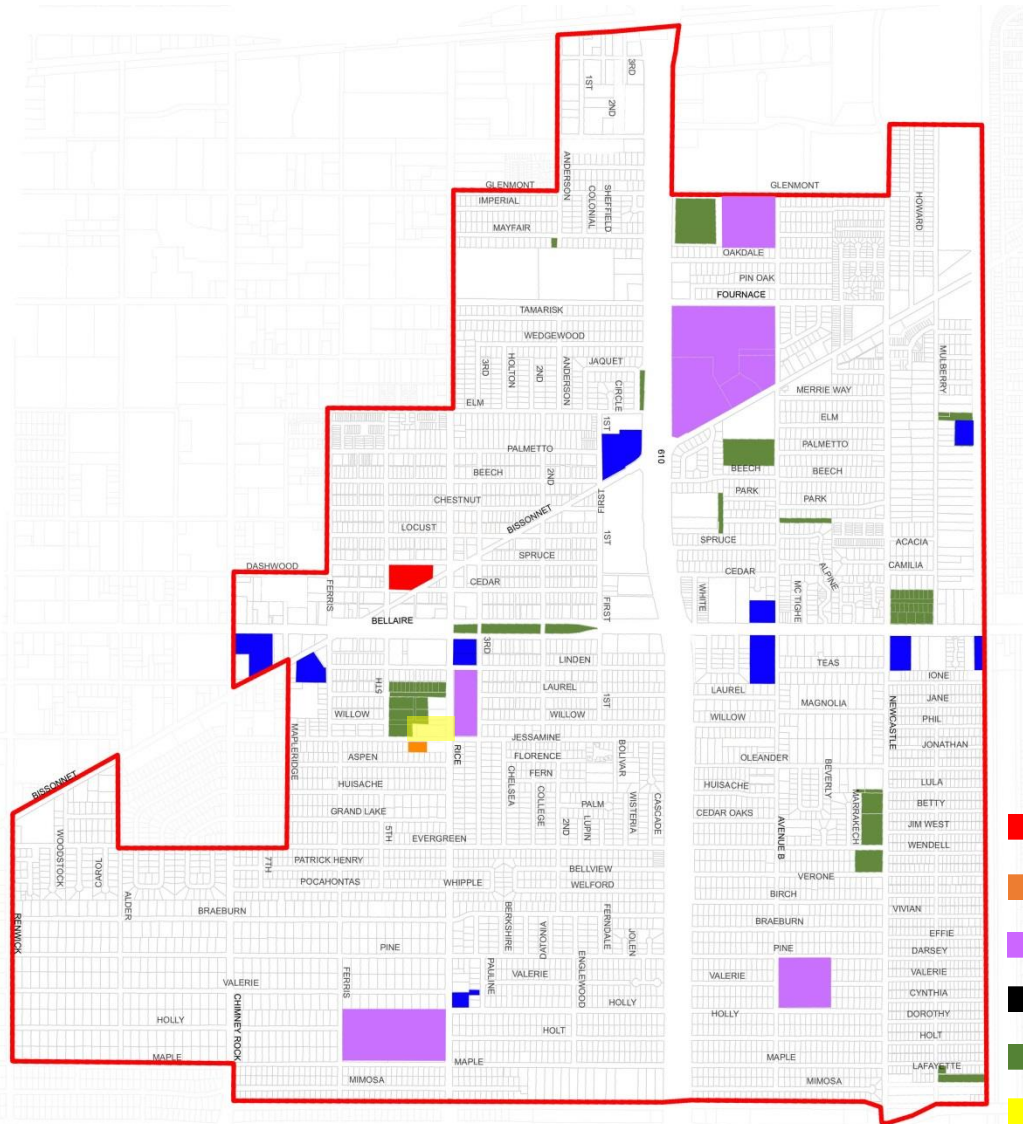


Ash



Chinese Tallow

CULTURAL RESOURCES | SOCIAL SPACES



LEGEND

- HEB
- LIBRARY
- SCHOOLS
- CHURCHES
- PARKS
- CIVIC CENTER



DESIGN PRINCIPLES



DESIGN PRINCIPLES



*Urban Design and
Beautification
Improvements should
establish a brand that
reinforces Bellaire as
“ONE” City.*

*Urban Design and
Beautification
Improvements should
Elevate Quality of Life
and Quality and Real
Property Value for All.*

DESIGN PRINCIPLES



reinforce Bellaire Town Center and Evelyn's Park as "centers of gravity" within the city of Bellaire , one urban, one green

DESIGN PRINCIPLES

BRAND CLARITY

*create a clear and
cohesive
“PEOPLE
ORIENTED”
aesthetic language
within the public
realm that defines
the City of Bellaire.*

Urban Forest



City Gateways



The Landscape



Signage, Lighting, Traffic Signalization



The Pedestrian Realm



The Arts

DESIGN PRINCIPLES

CONNECTIVITY

create streets that promote walking and biking as safe and pleasant alternatives to the car along paths that link major destinations



Dedicated Bike Lanes



Sidewalks as Social Spaces



Shared Bike Lanes



West Loop Transparency



People, Bike Connectivity at West Loop

DESIGN PRINCIPLES



employ proven green infrastructure solutions that set Bellaire apart as an environmentally conscious community

employ green infrastructure solutions that soak up run-off minimizing urban flooding



Bio-Retention



Pervious Surfaces



Perennial Gardens



Infiltration Planters



Easements for People and Stormwater

DESIGN PRINCIPLES

THE SOCIAL LANDSCAPE

create a public realm that allows people to socialize, to meet on the street, to know one's neighbor

create social spaces for gatherings large and small

create an annual civic event that is a regional attraction



OPPORTUNITIES

URBAN DESIGN AND BEAUTIFICATION





CONCEPTUAL ALTERNATIVES

1

GARDEN
CITY

ACHIEVING THE 1908 VISION FOR BELLAIRE

2

GREAT
CITY

GREAT CITIES ARE DEFINED BY GREAT PARKS

3

SOCIAL
CITY

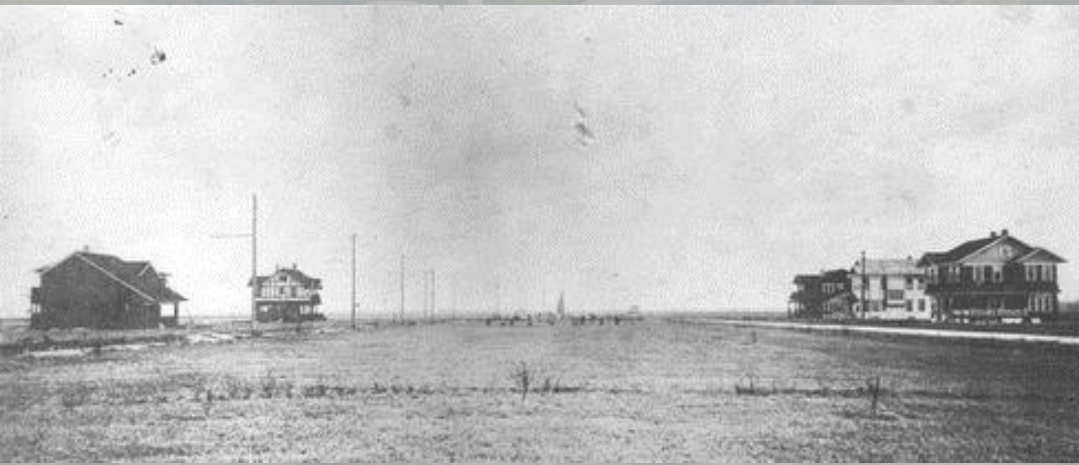
PEOPLE.....PEOPLE.....PEOPLE

CONSENSUS CONCEPTUAL IDEA

GARDEN CITY 2.0

ACHIEVE THE 1908 VISION FOR BELLAIRE ADAPTED TO OUR TIMES AND FORWARD LOOKING
RESULTING A SOCIAL CITY THAT WILL BECOME A GREAT CITY.

RENEWING THE 1908 VISION FOR BELLAIRE

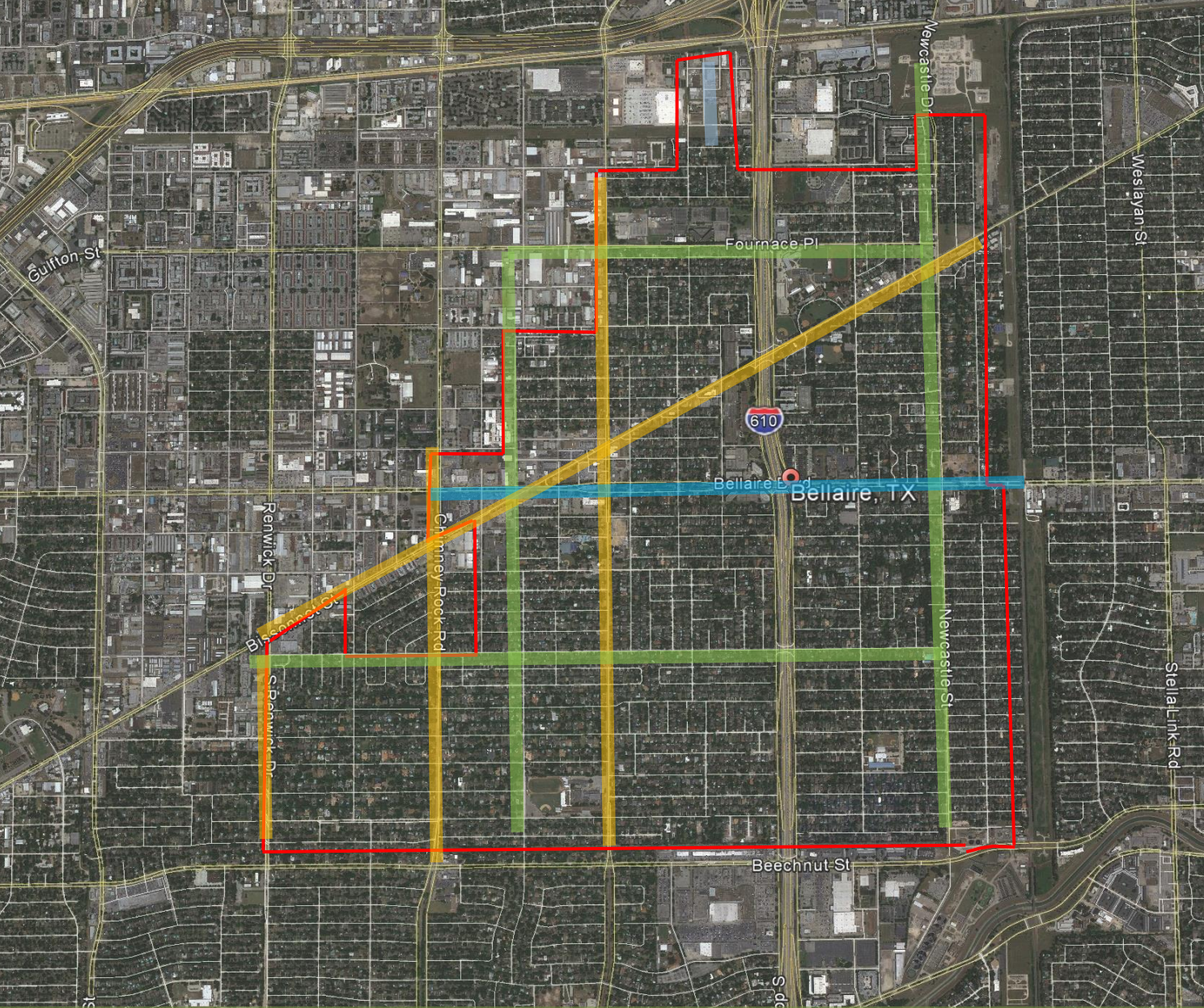


1908

Bellaire founded by William Baldwin as part of the 23,000 acre Rice Ranch. It was envisioned to be a

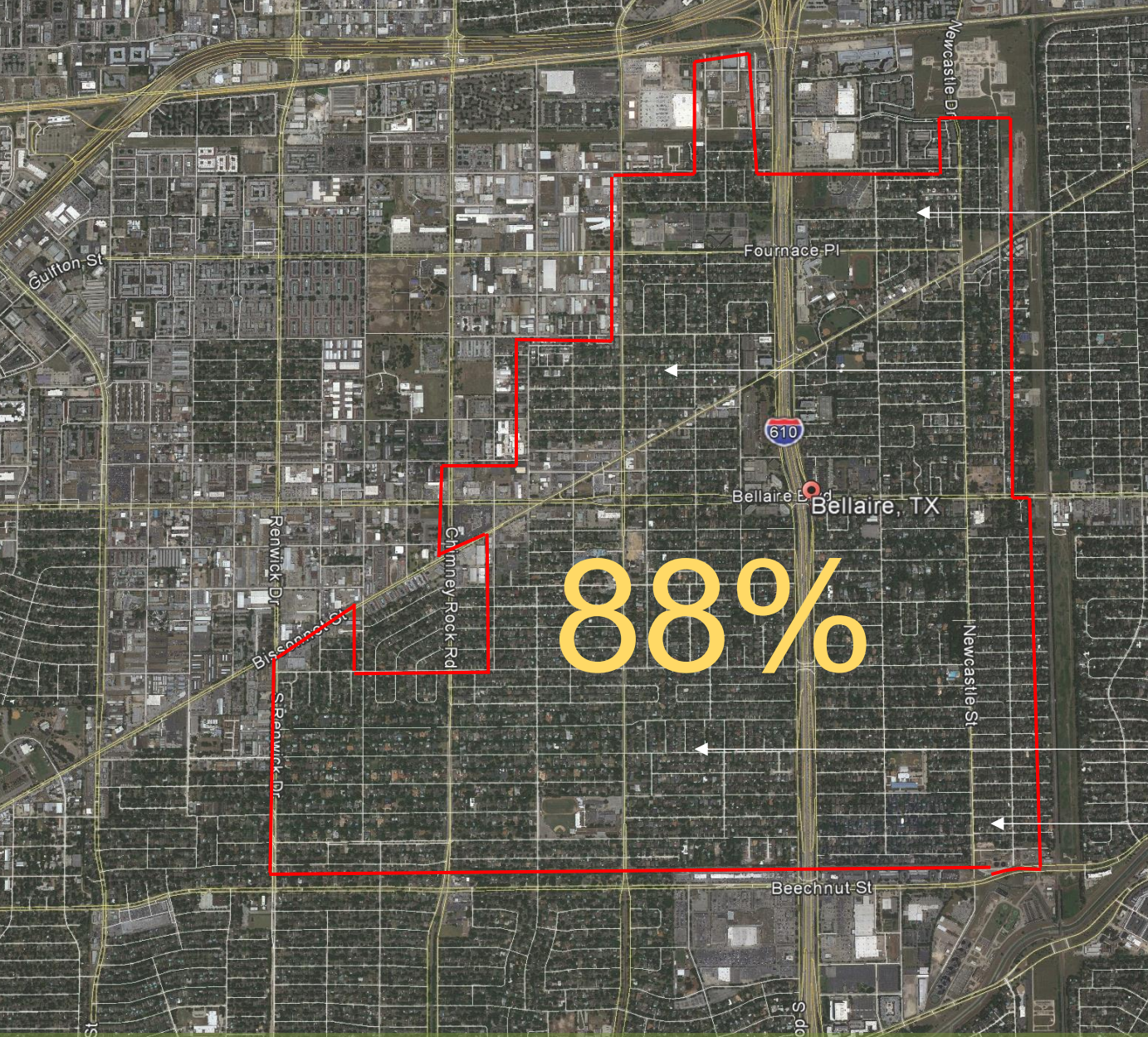
“GARDEN CITY”





- Neighborhood Streets
- Connectors
- Major Thoroughfares
- Bellaire Boulevard
- Overhead Power Lines
- Urban Elements

URBAN DESIGN AND BEAUTIFICATION OPPORTUNITIES



NEIGHBORHOOD STREETS



BIO-RETENTION PRECEDENT

NEIGHBORHOOD STREETS



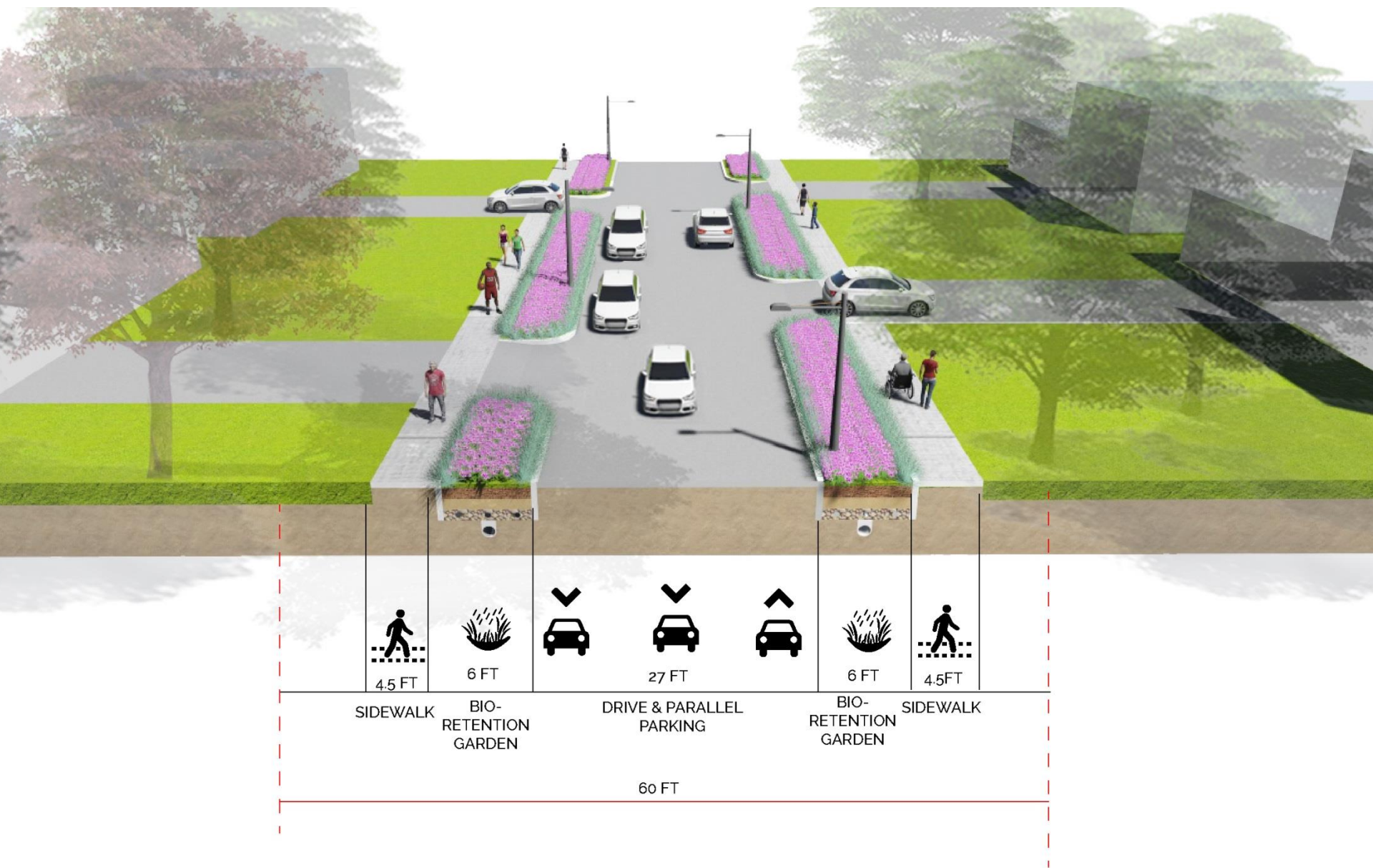
PLAN - TYPICAL BLOCK

NEIGHBORHOOD STREETS



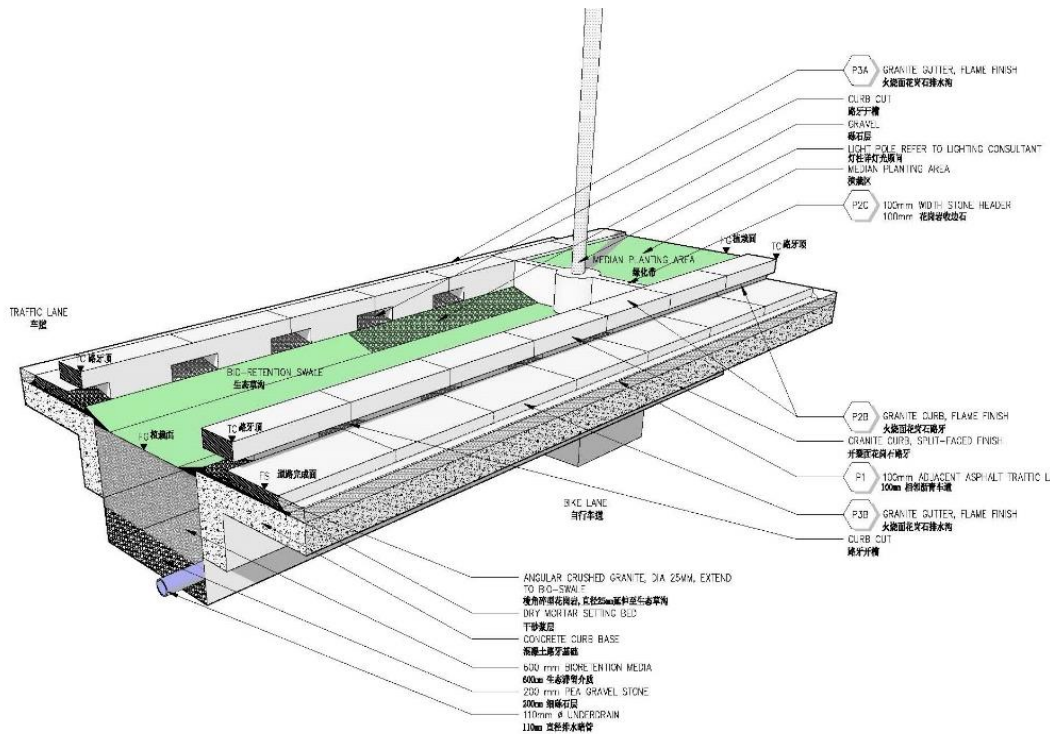
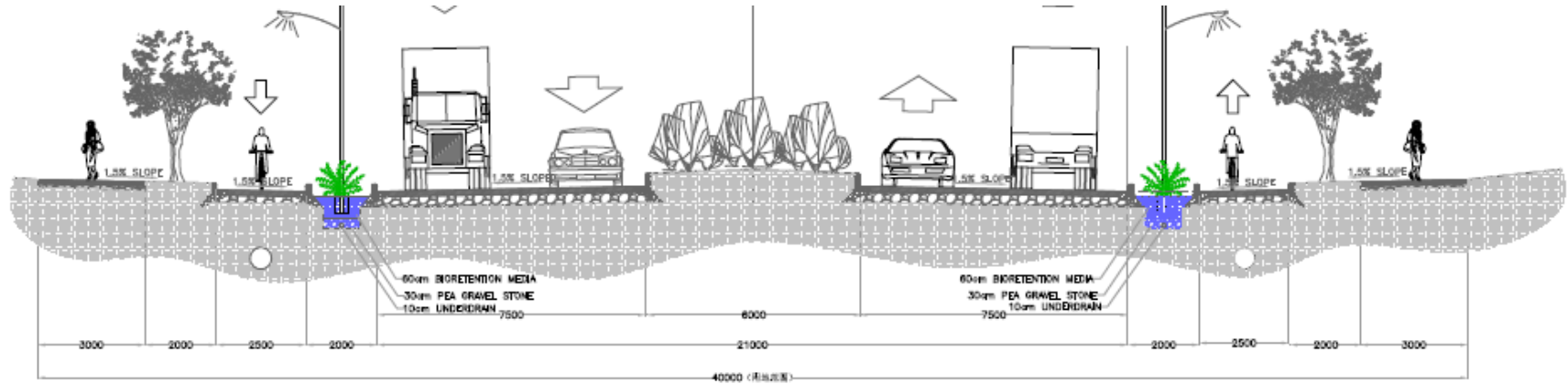
PLAN - TYPICAL BLOCK

NEIGHBORHOOD STREETS



TYPICAL EXISTING SECTION

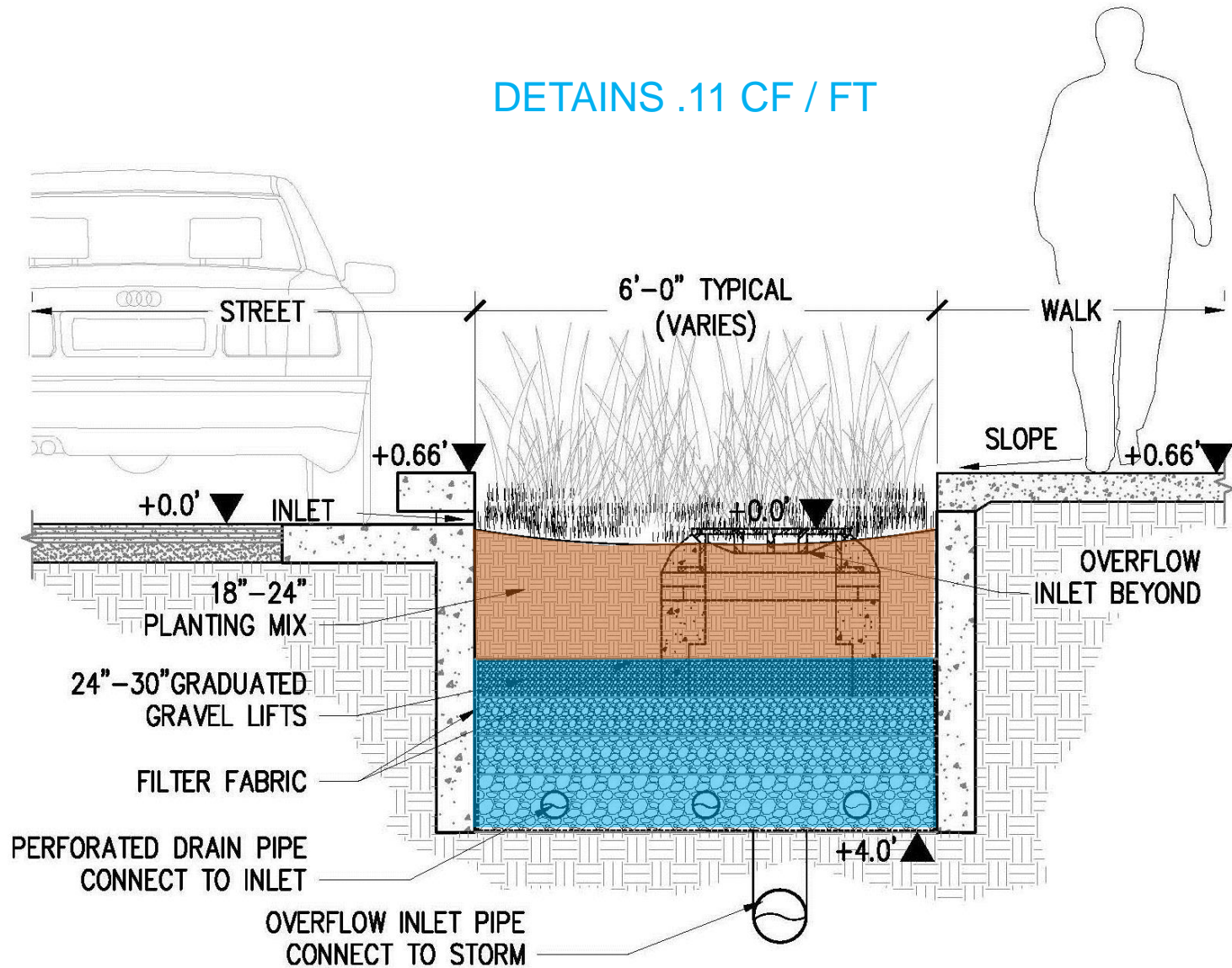
NEIGHBORHOOD STREETS



GREEN INFRASTRUCTURE – BIO-RETENTION

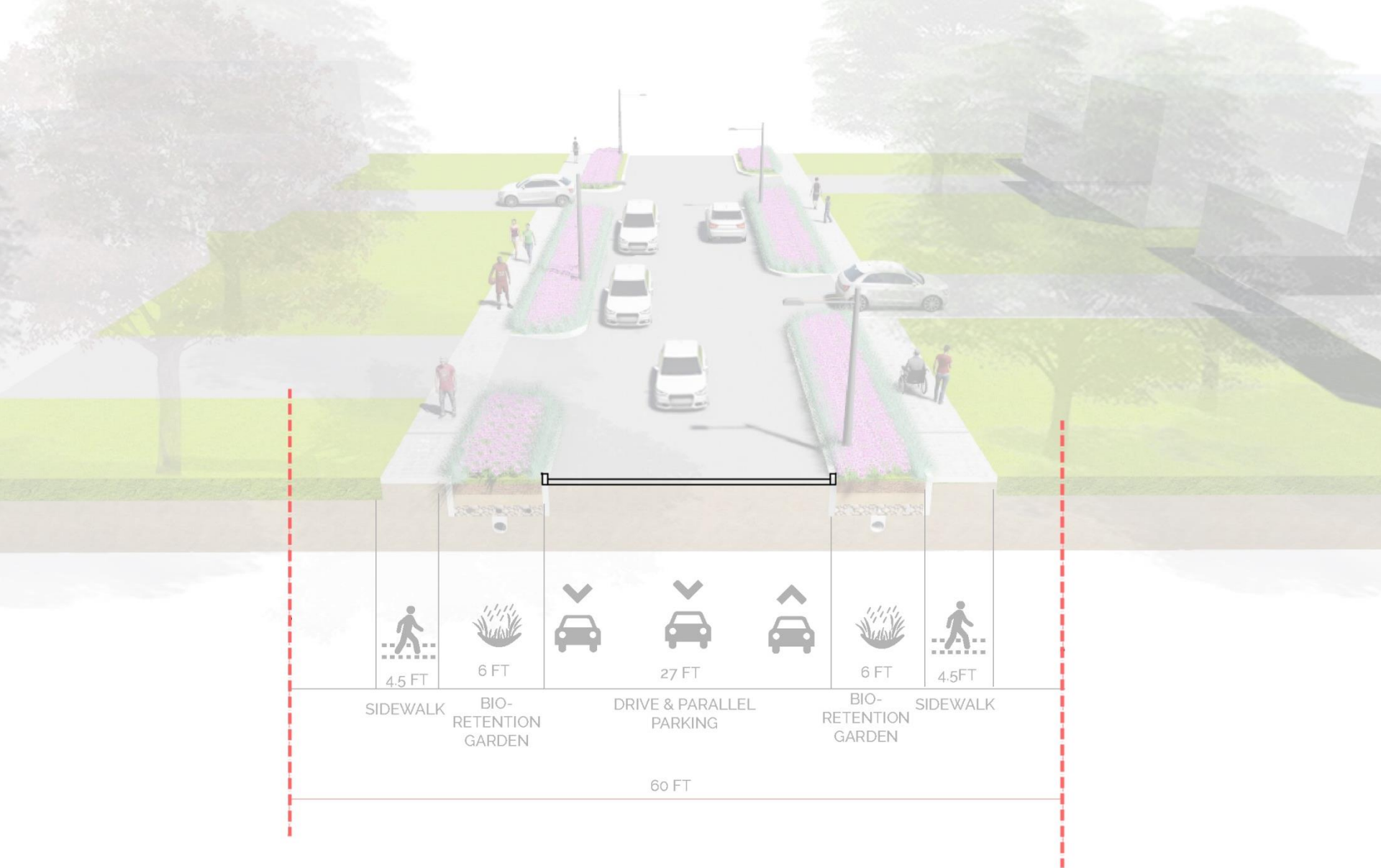
SUSTAINABILITY

DETAILS .11 CF / FT



BIO-RETENTION DETAILS

SUSTAINABILITY



TYPICAL EXISTING SECTION

NEIGHBORHOOD STREETS



TYPICAL STREET

NEIGHBORHOOD STREETS



TYPICAL STREET

NEIGHBORHOOD STREETS



INTERSECTION ENLARGEMENT

NEIGHBORHOOD STREETS



INTERSECTION

NEIGHBORHOOD STREETS



INTERSECTION

NEIGHBORHOOD STREETS



INTERSECTION

NEIGHBORHOOD STREETS



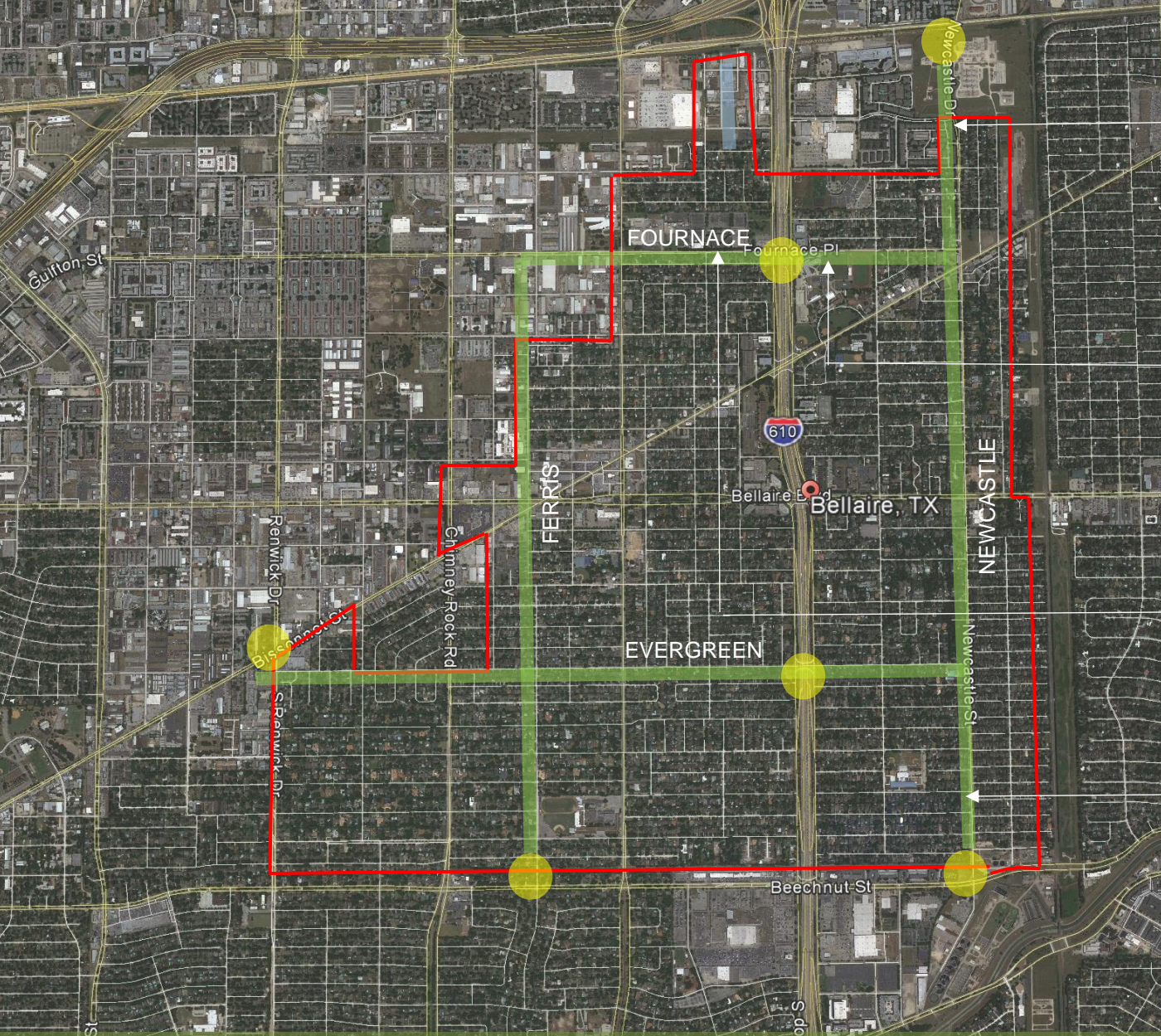
INTERSECTION

NEIGHBORHOOD STREETS



INTERSECTION

NEIGHBORHOOD STREETS

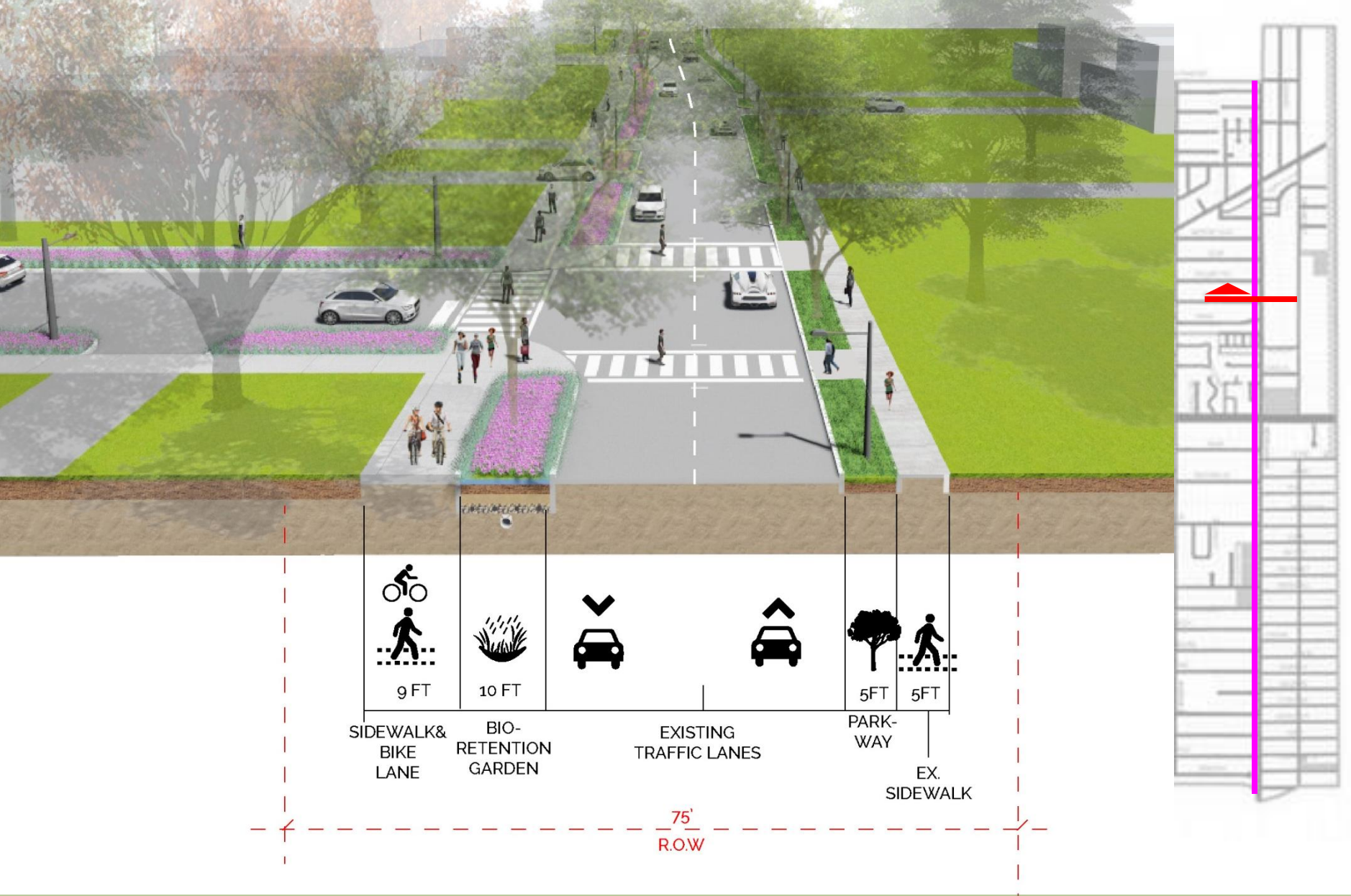


CONNECTOR STREETS

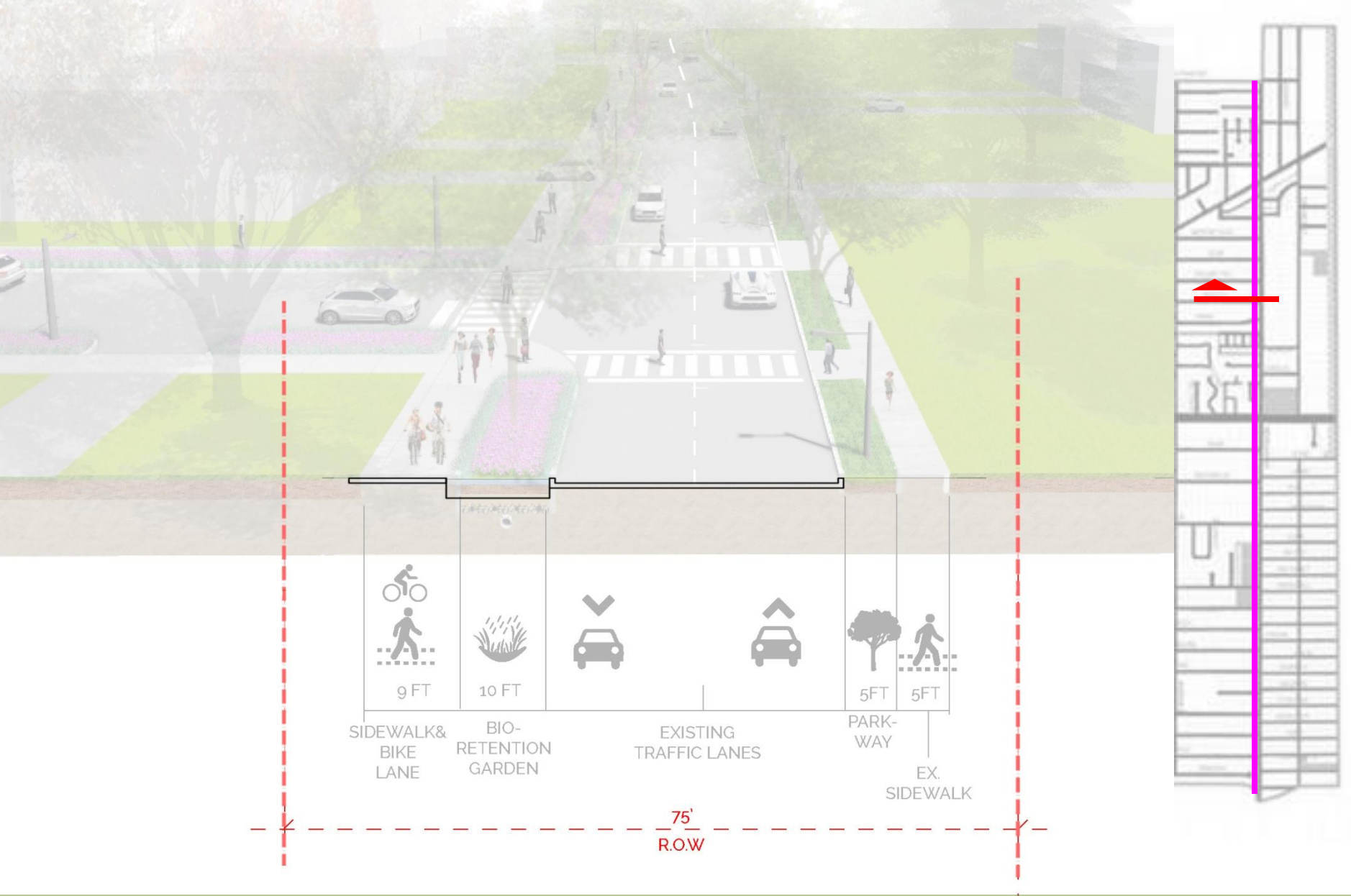


NEWCASTLE PLAN

CONNECTOR STREETS



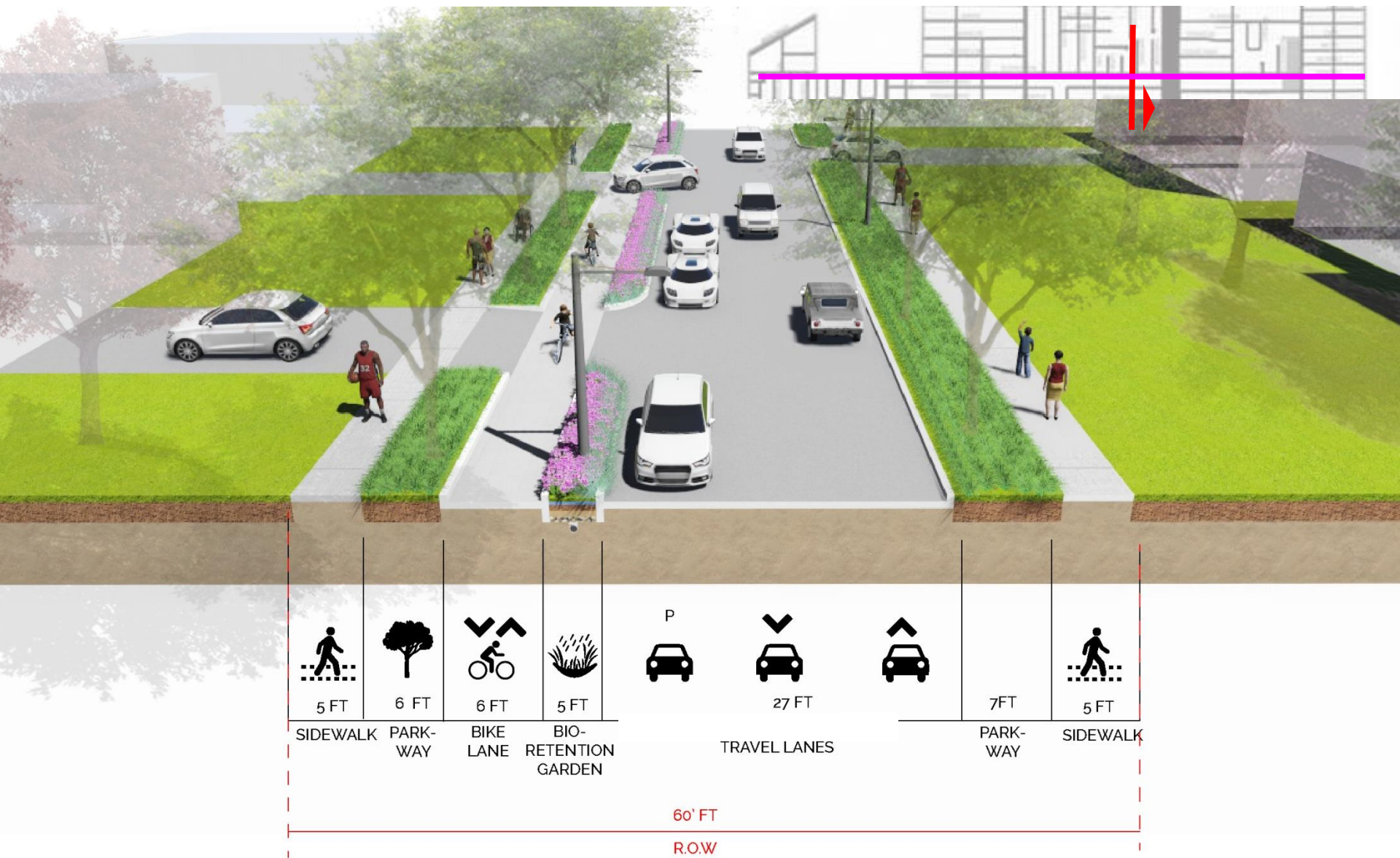
PROPOSED NEWCASTLE SECTION CONNECTOR STREETS



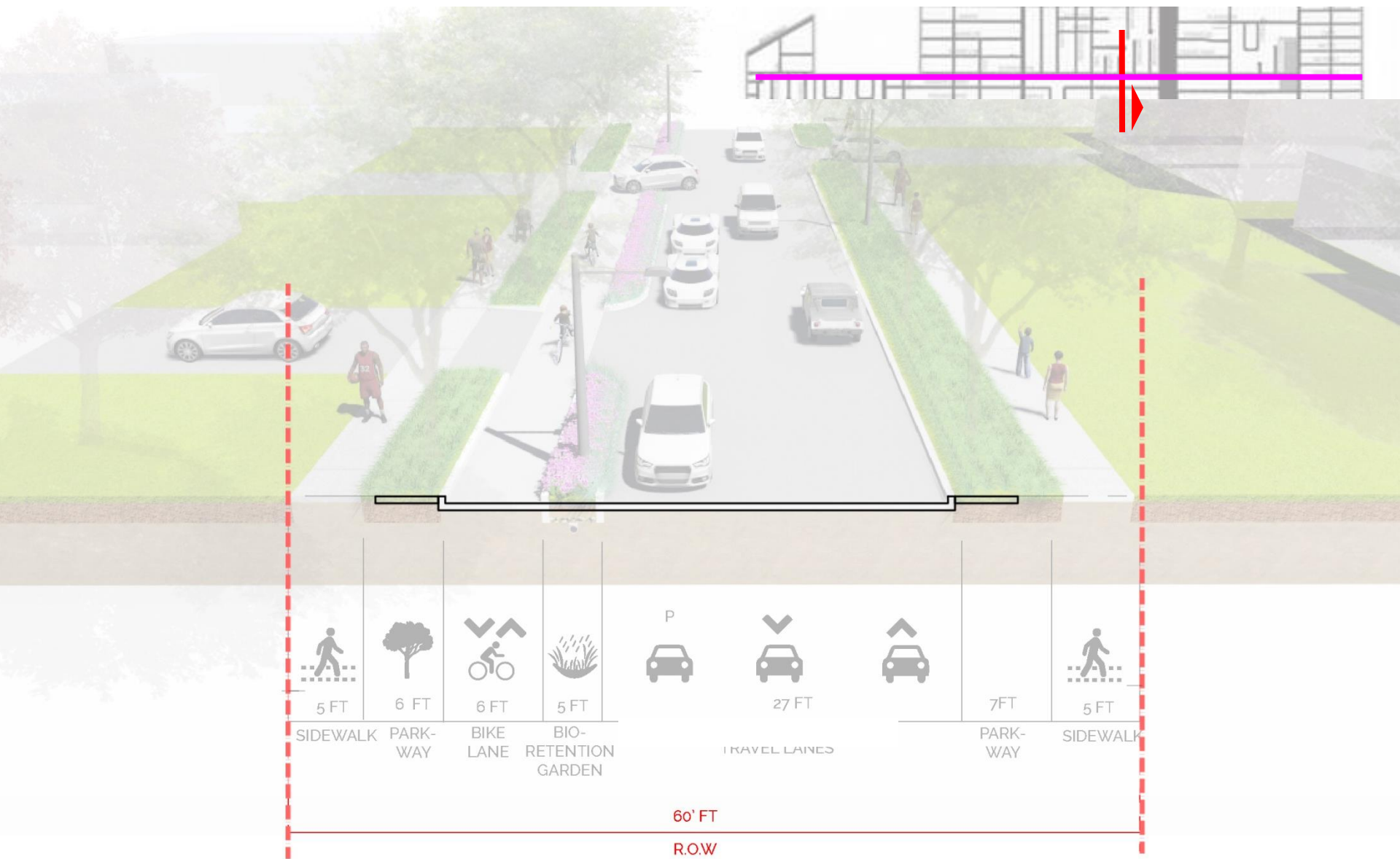
EXISTING NEWCASTLE SECTION CONNECTOR STREETS



NEWCASTLE PLAN CONNECTOR STREETS

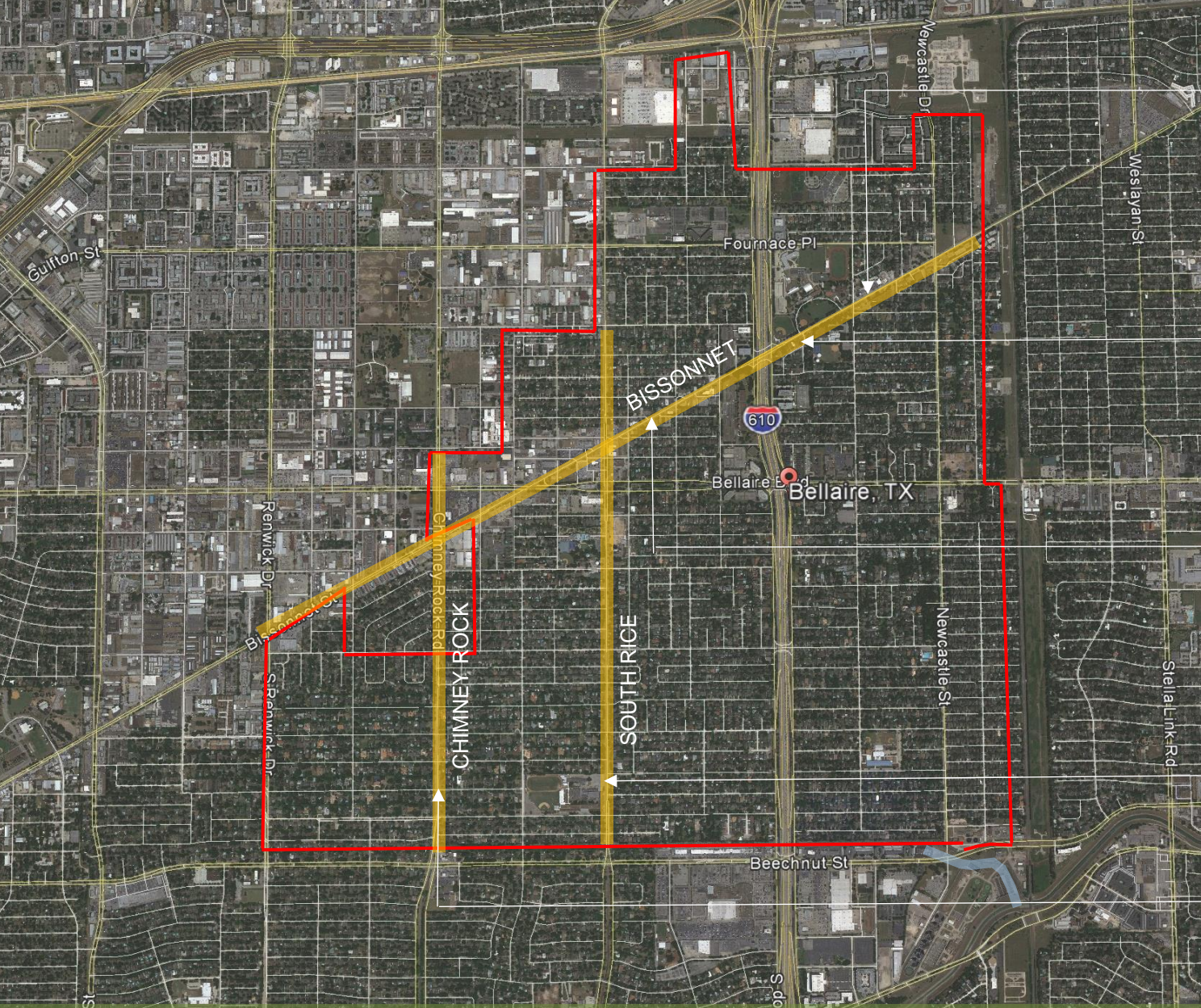


PROPOSED EVERGREEN SECTION CONNECTOR STREETS



EXISTING EVERGREEN SECTION

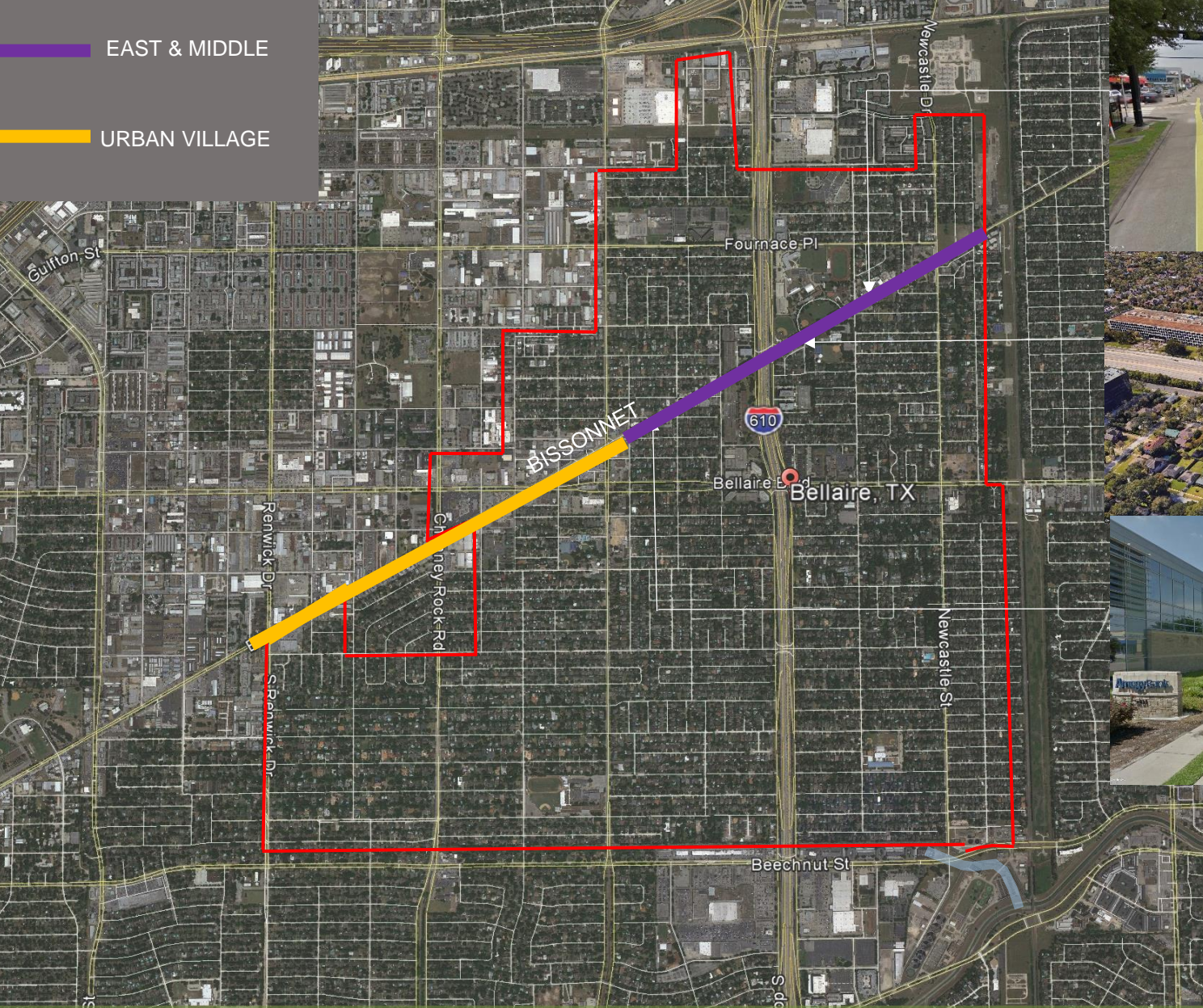
CONNECTOR STREETS



MAJOR THOROUGHFARES

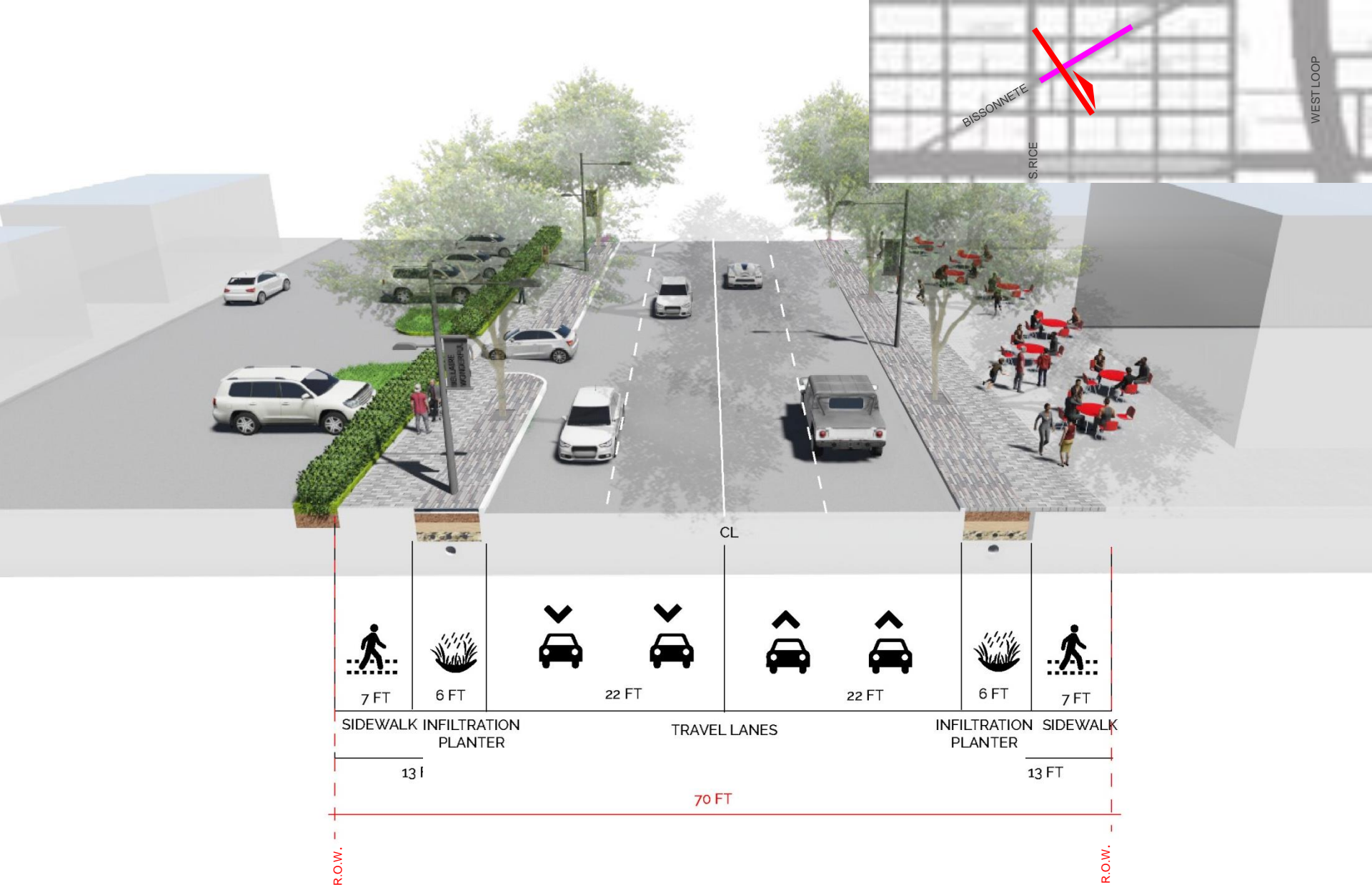
EAST & MIDDLE

URBAN VILLAGE



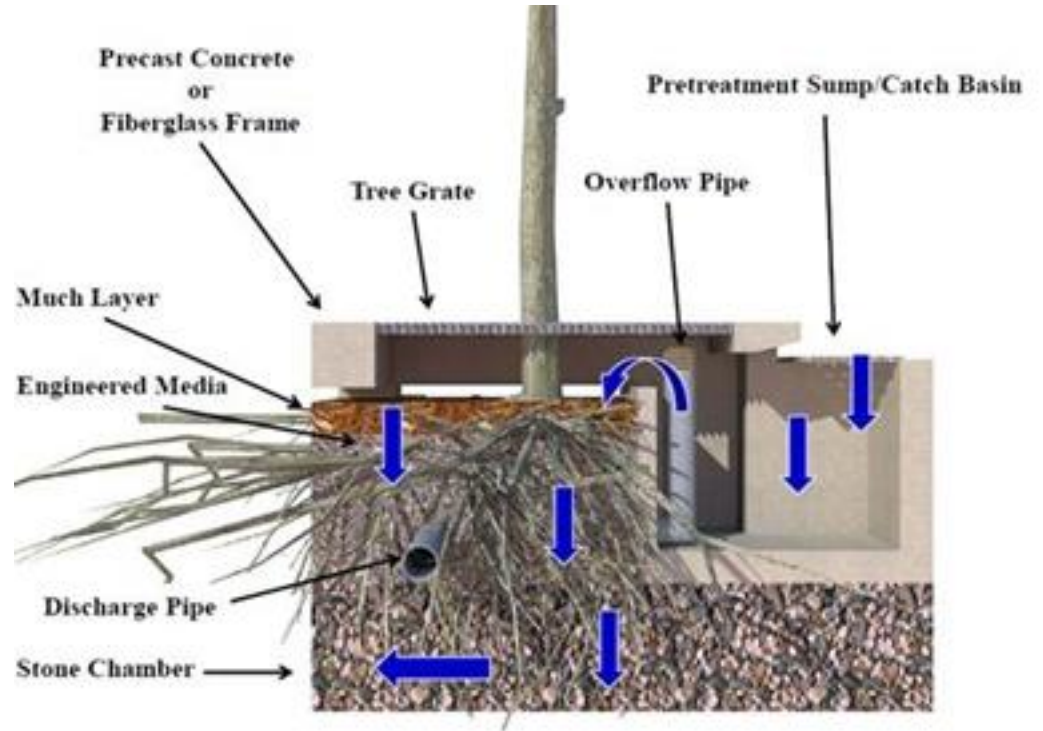
CHARACTER ZONES

BISSONNET

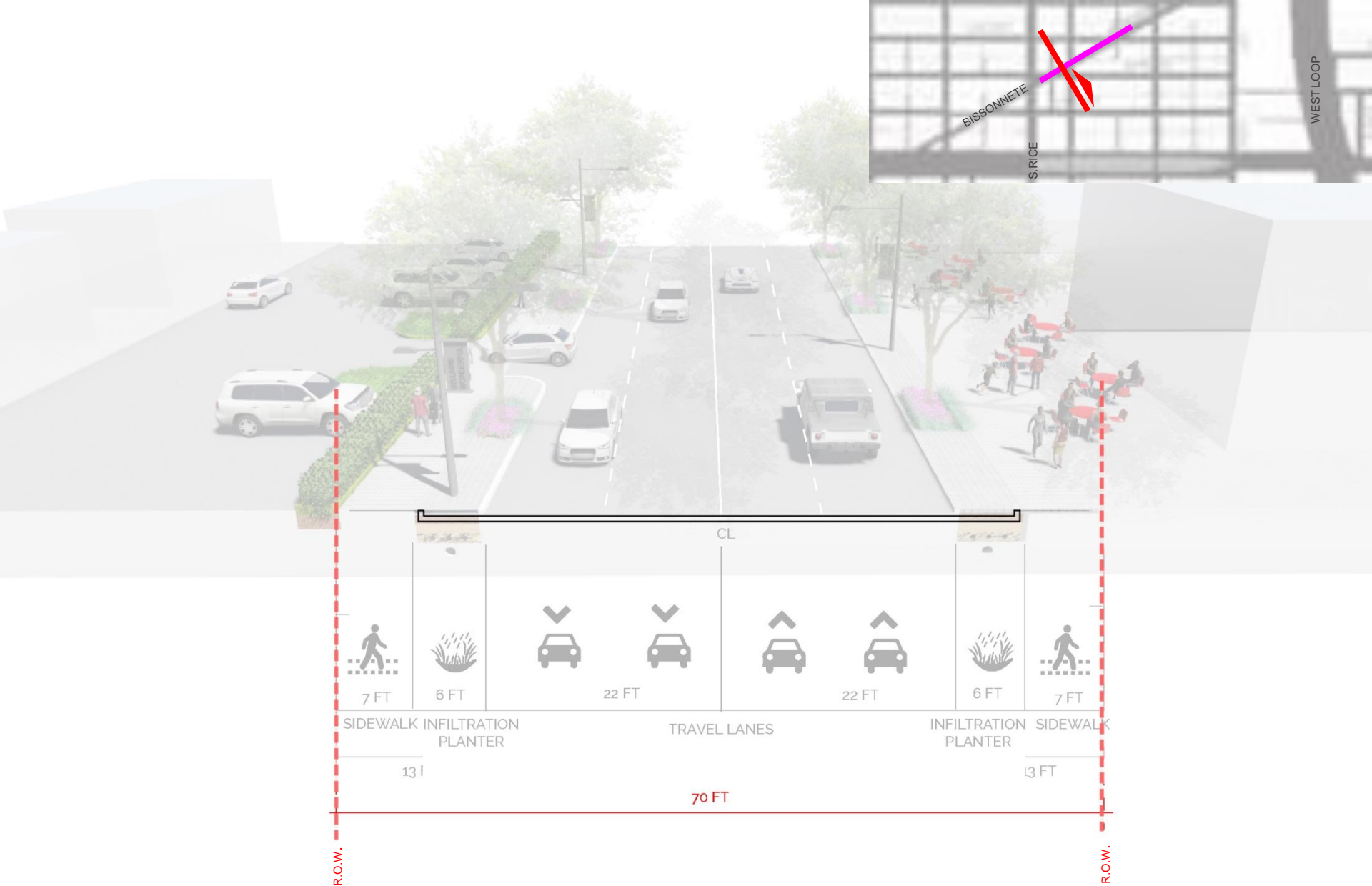


PROPOSED SECTION

BISSONNET

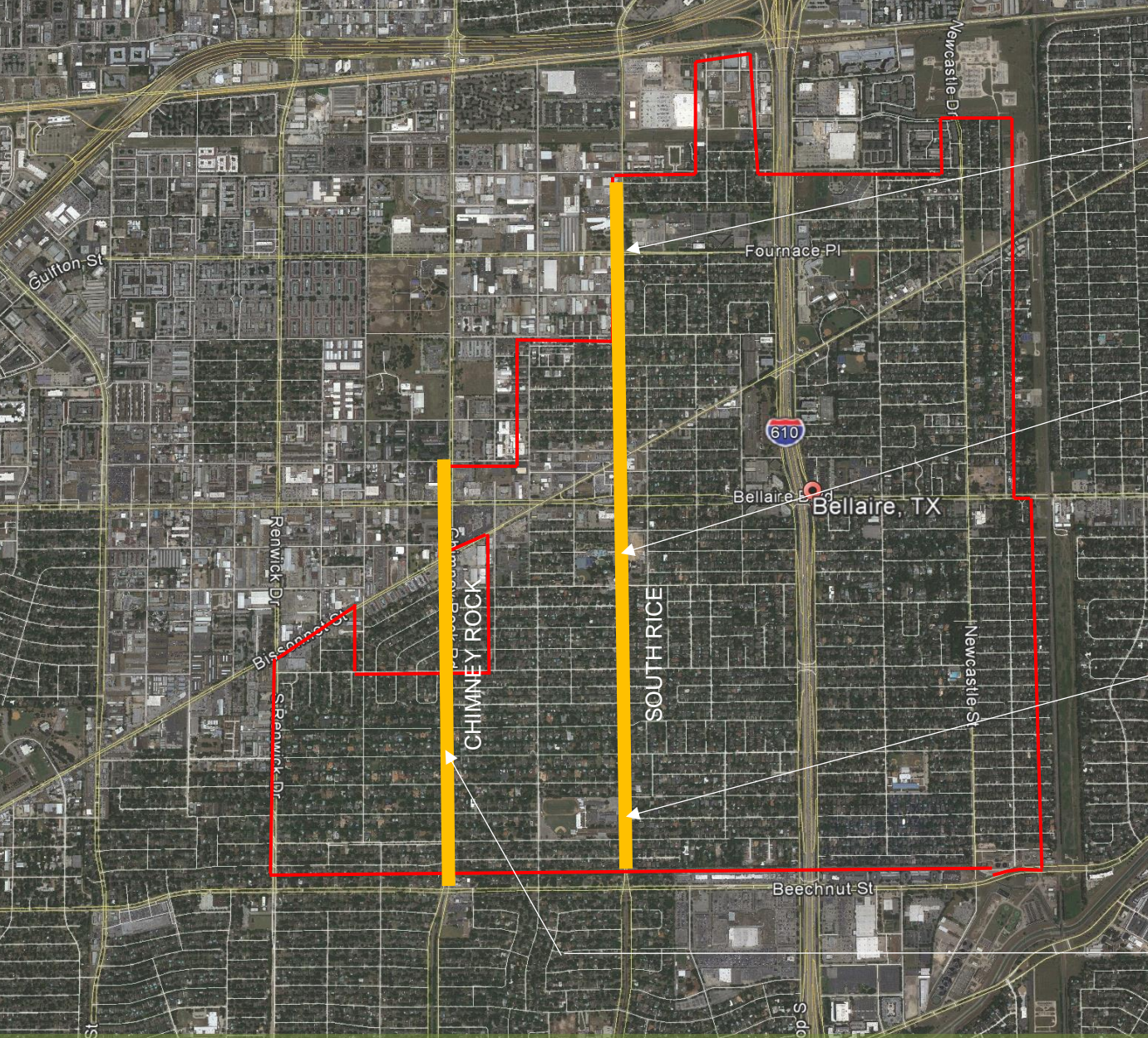


URBAN BIO-RETENTION SUSTAINABILITY

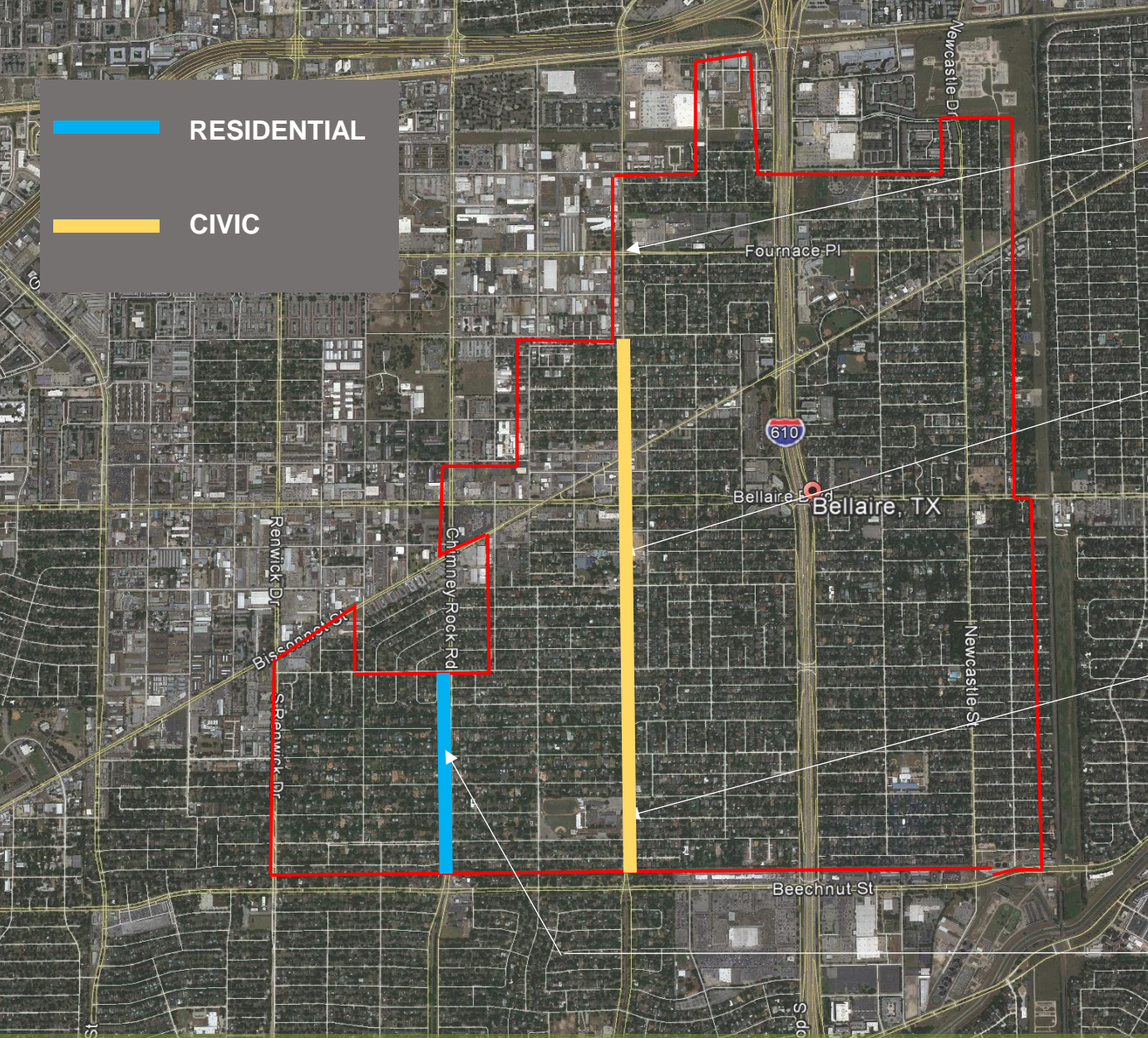


EXISTING CONDITION SECTION

BISSONNET

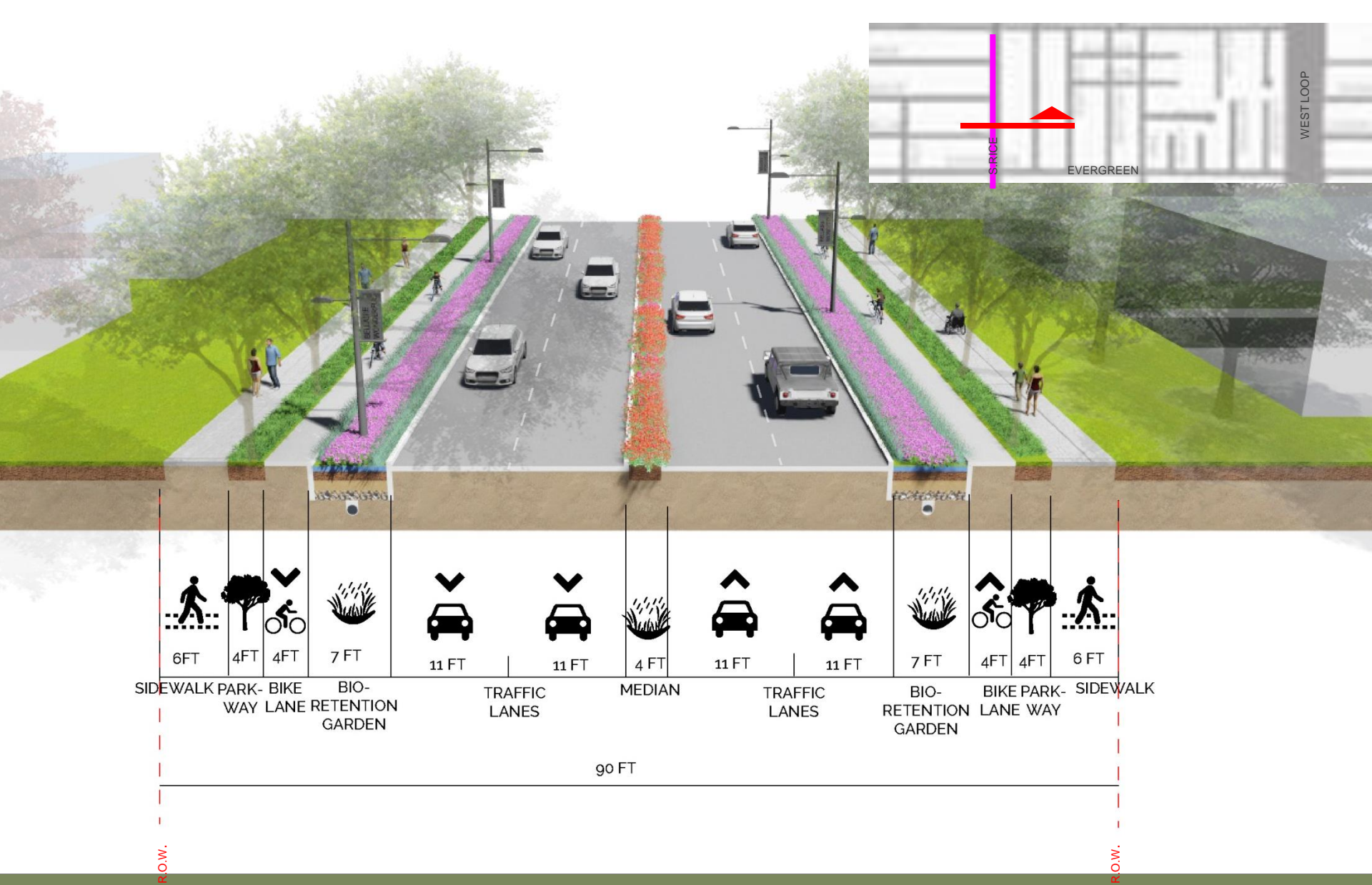


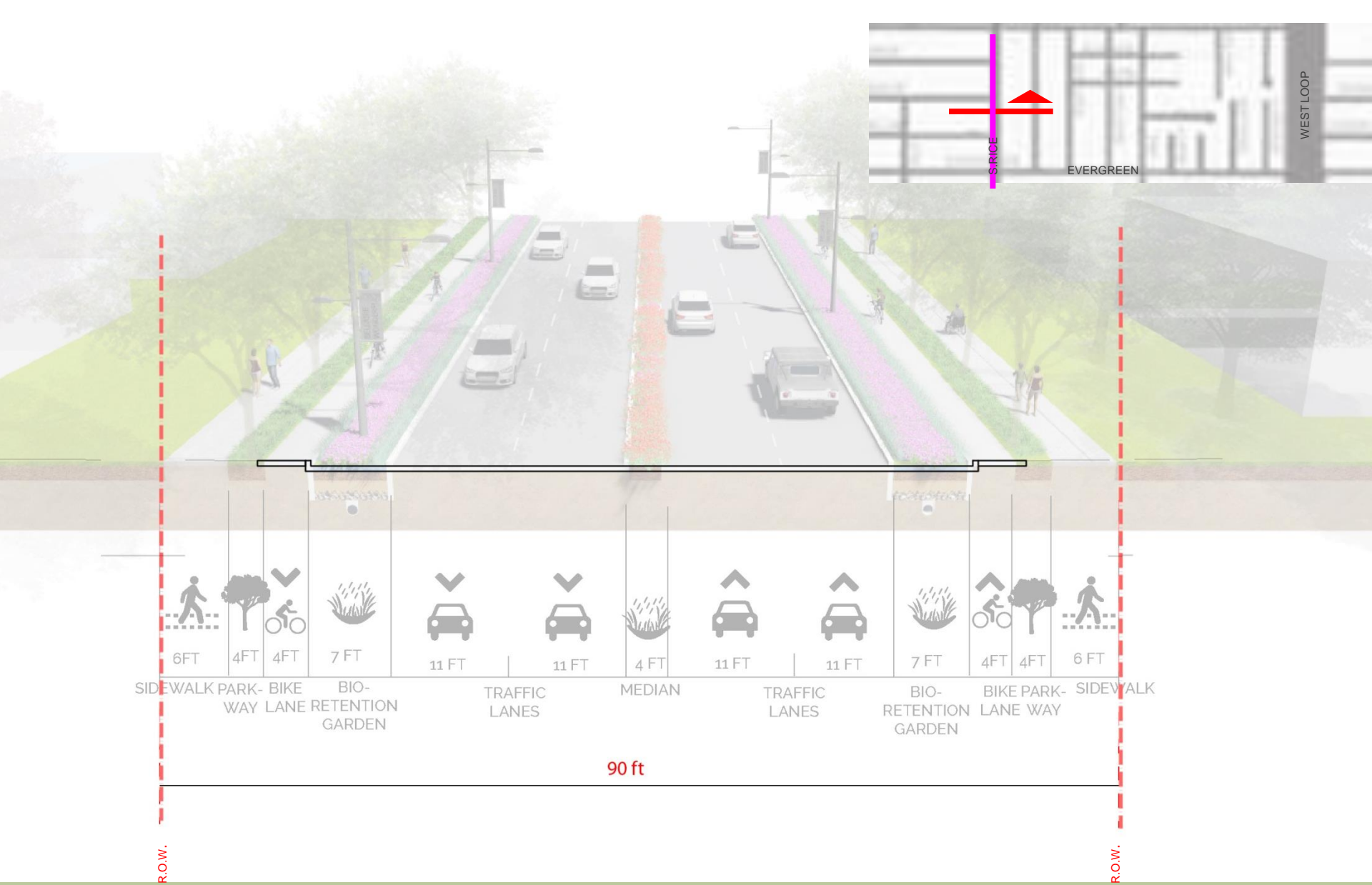
MAJOR THOROUGHFARES

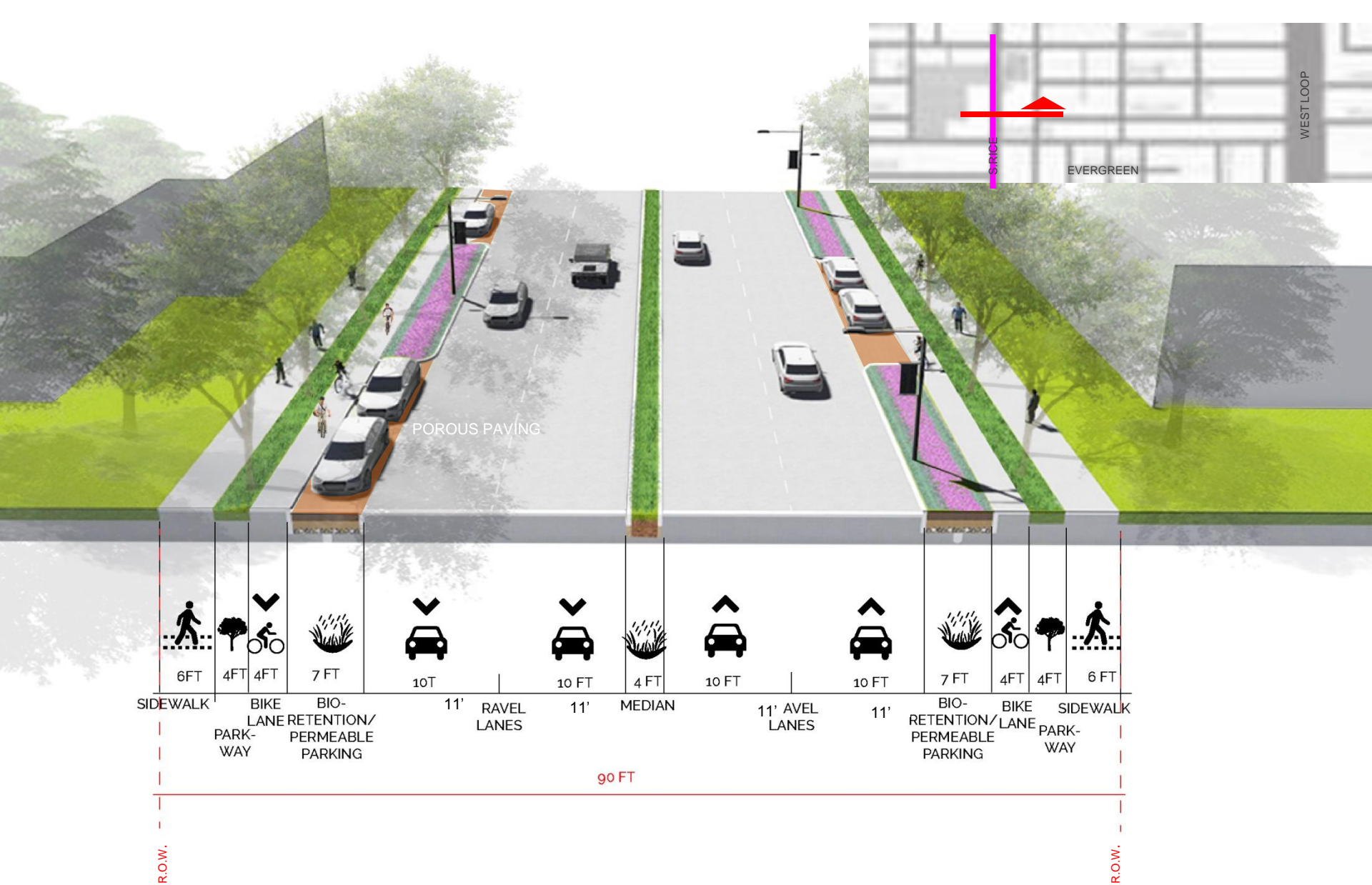


CHARACTER ZONES

SOUTH RICE BLVD. & CHIMNEY ROCK

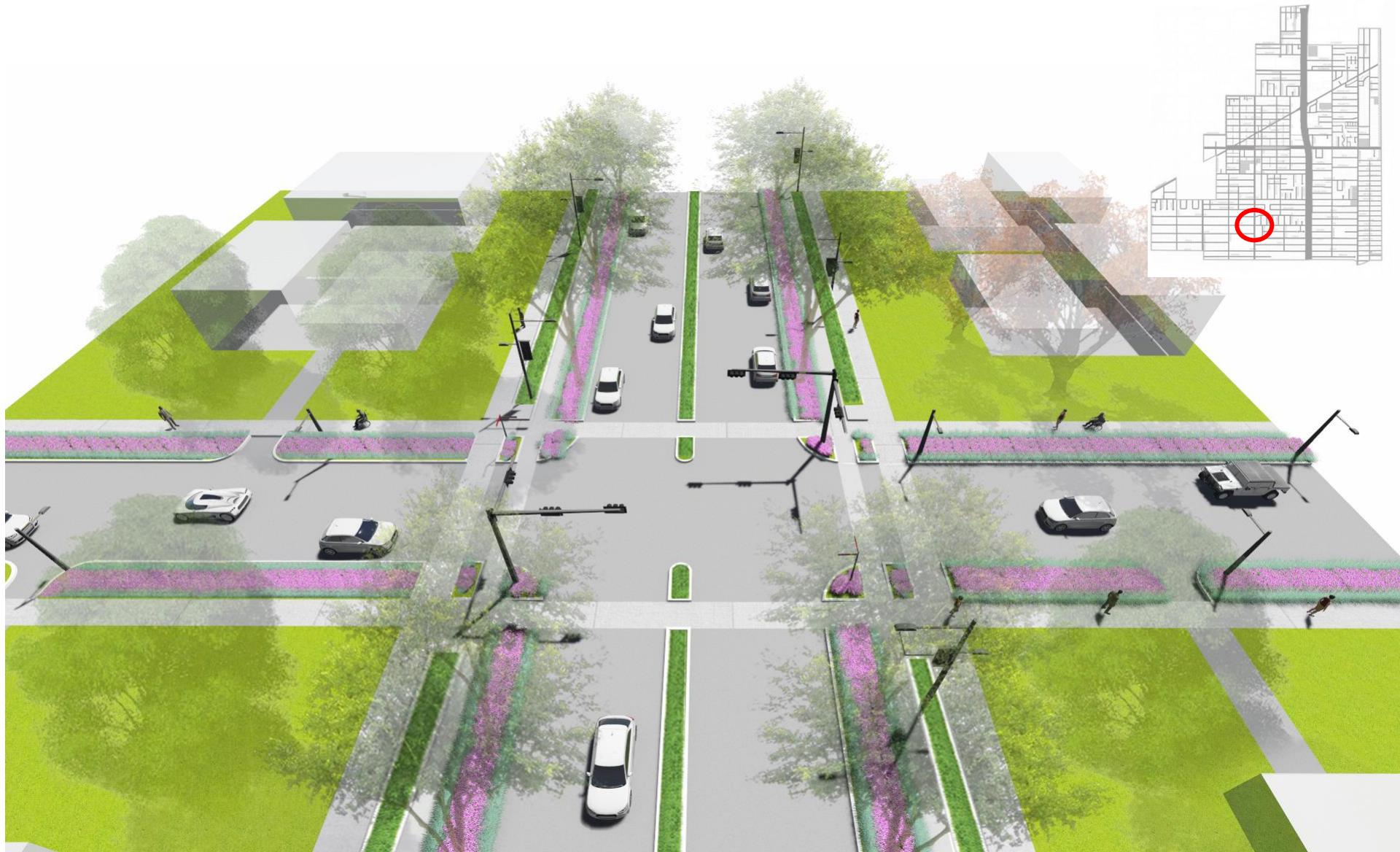






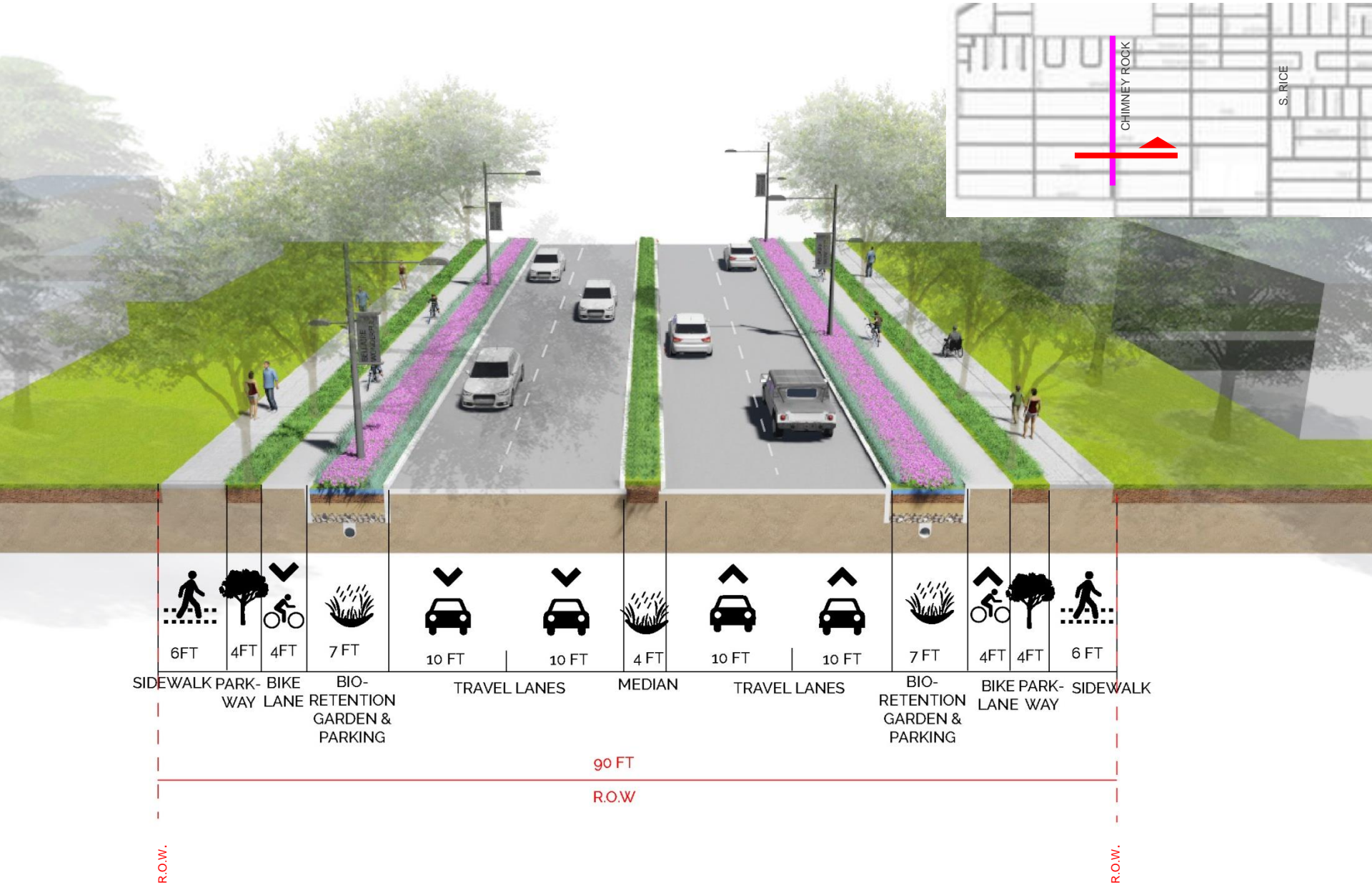
PROPOSED SECTION – PARALLEL PARKING

SOUTH RICE BOULEVARD

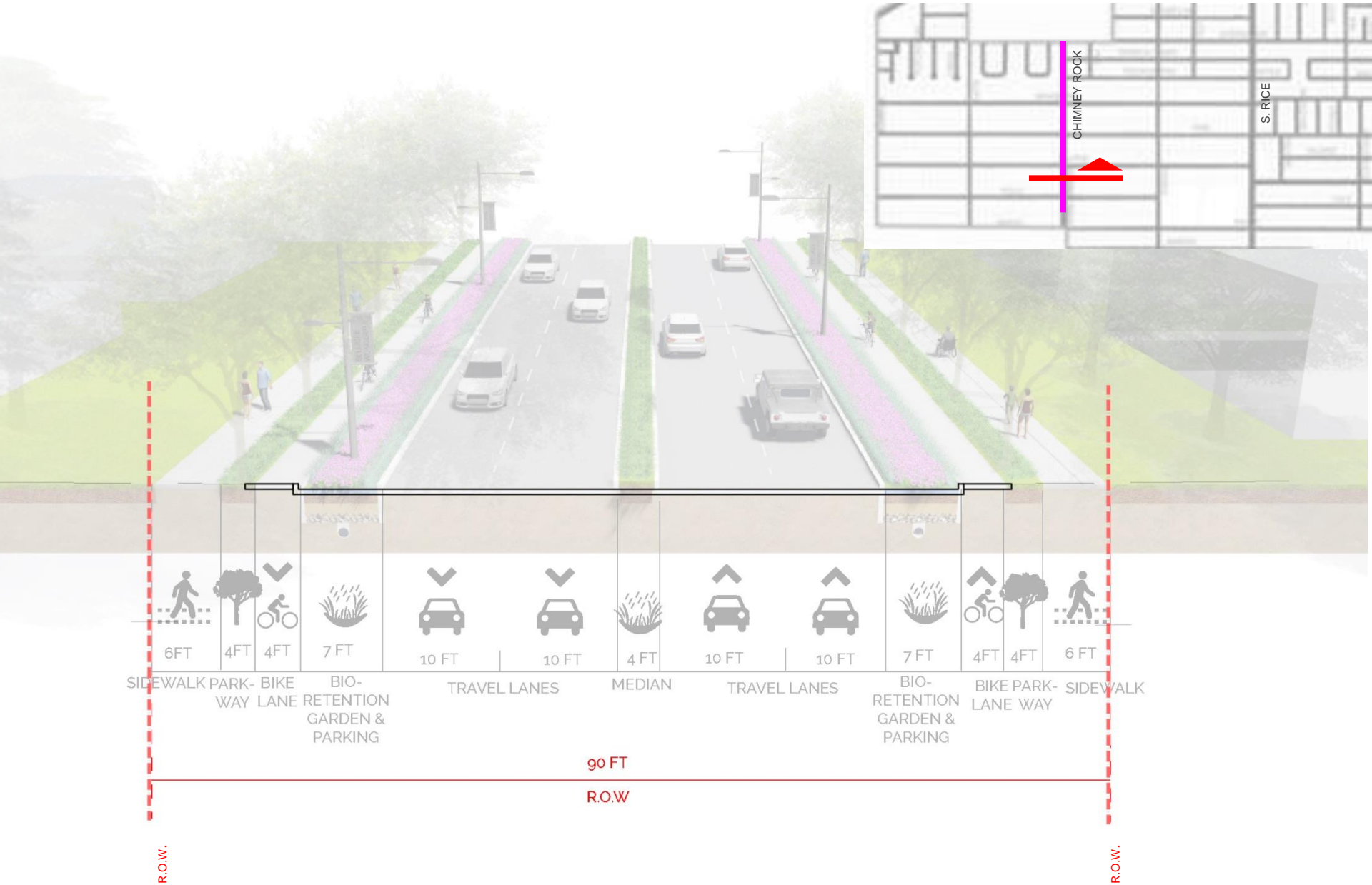


INTERSECTION

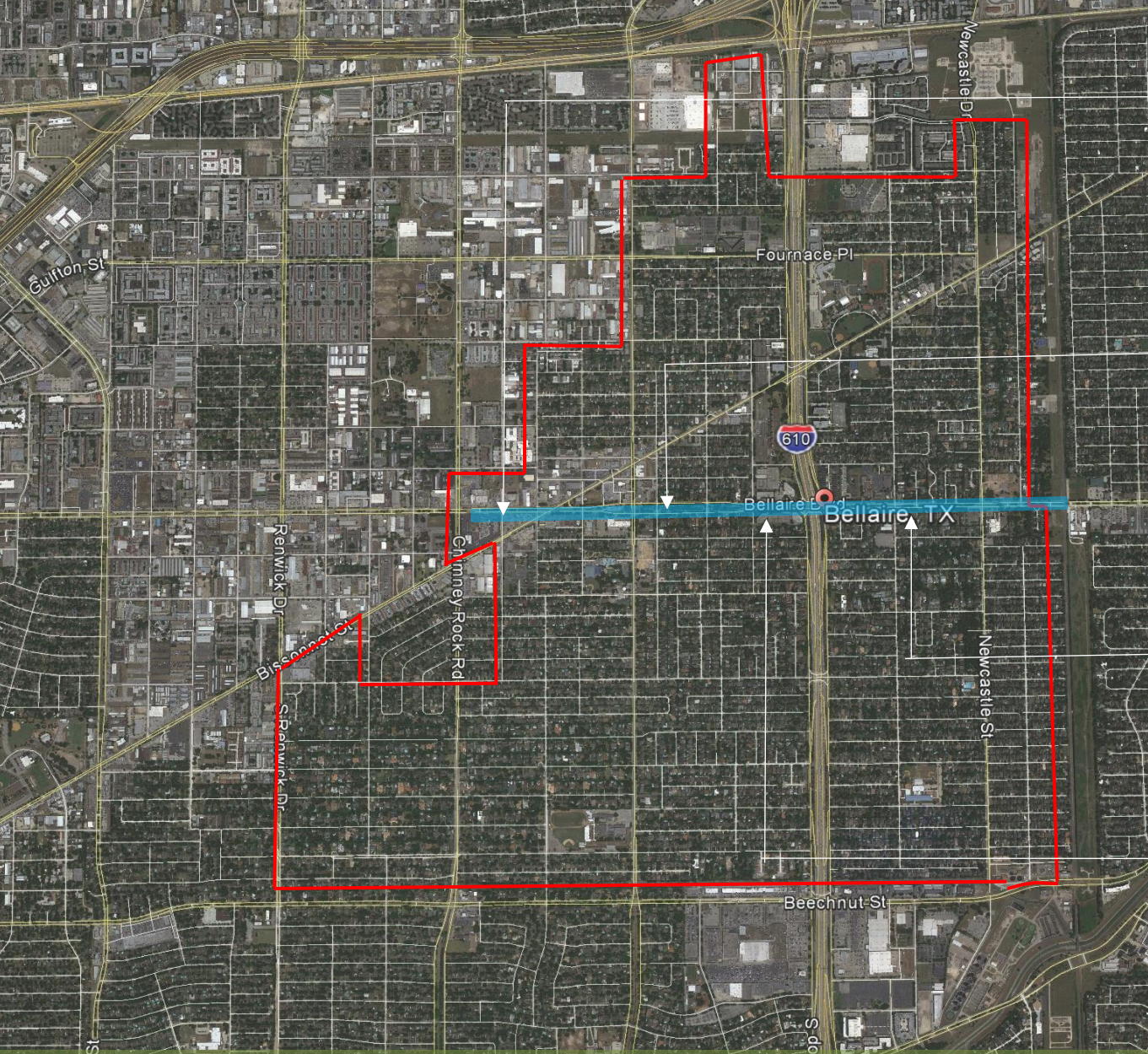
SOUTH RICE BOULEVARD



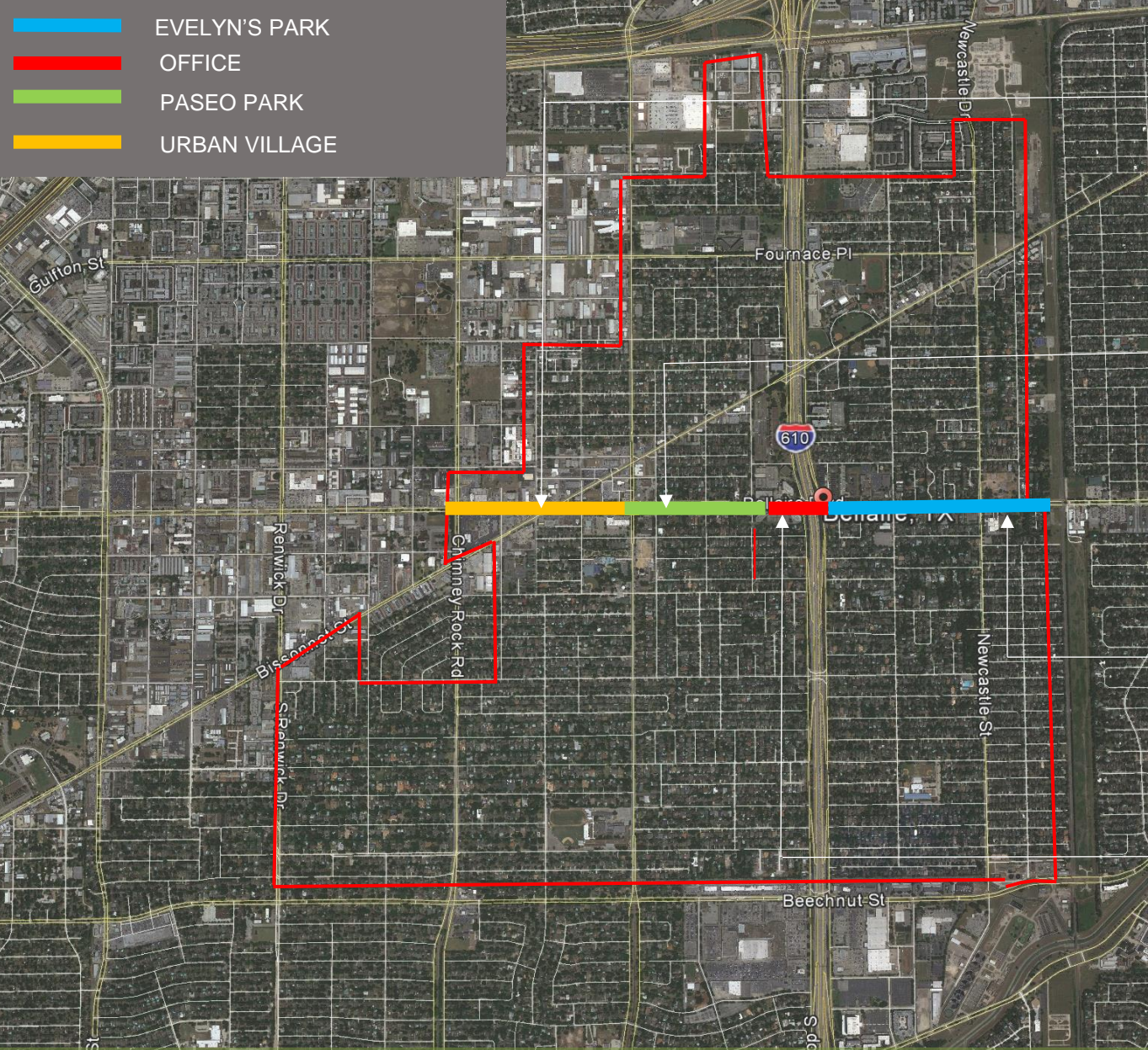
PROPOSED SECTION CHIMNEY ROCK



EXISTING SECTION CHIMNEY ROCK

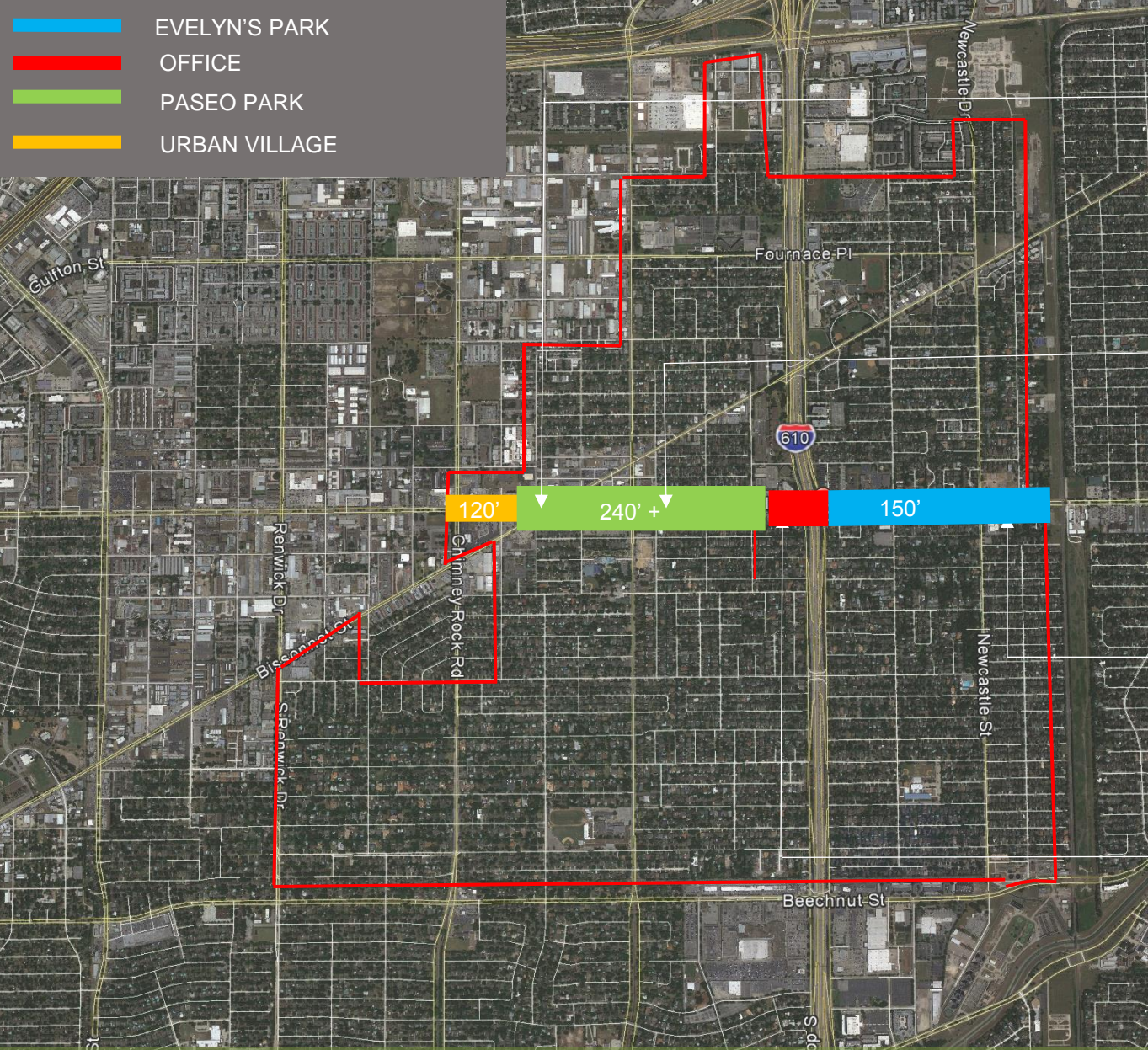


BELLAIRE BOULEVARD



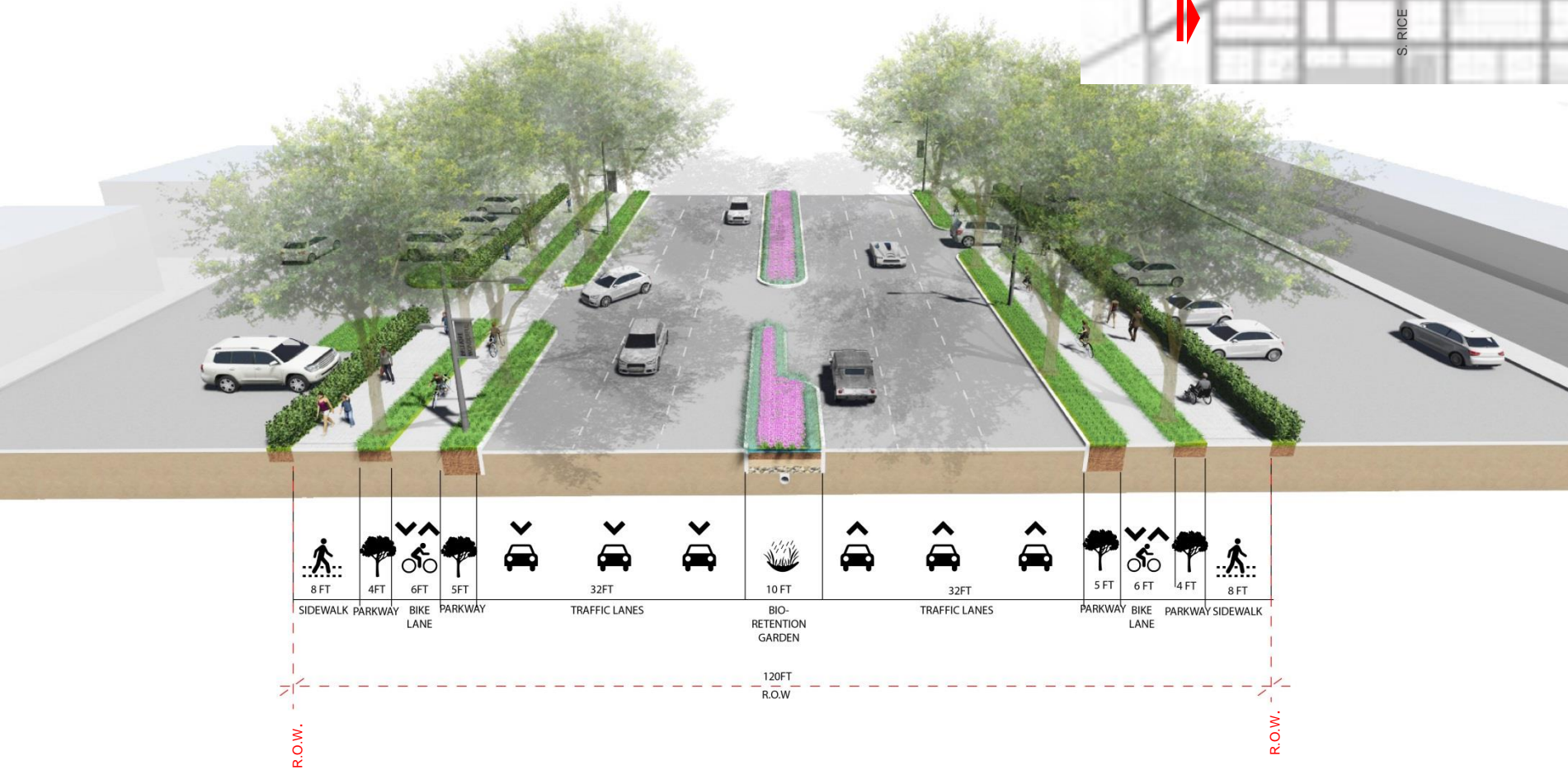
CHARACTER ZONES

BELLAIRE BOULEVARD



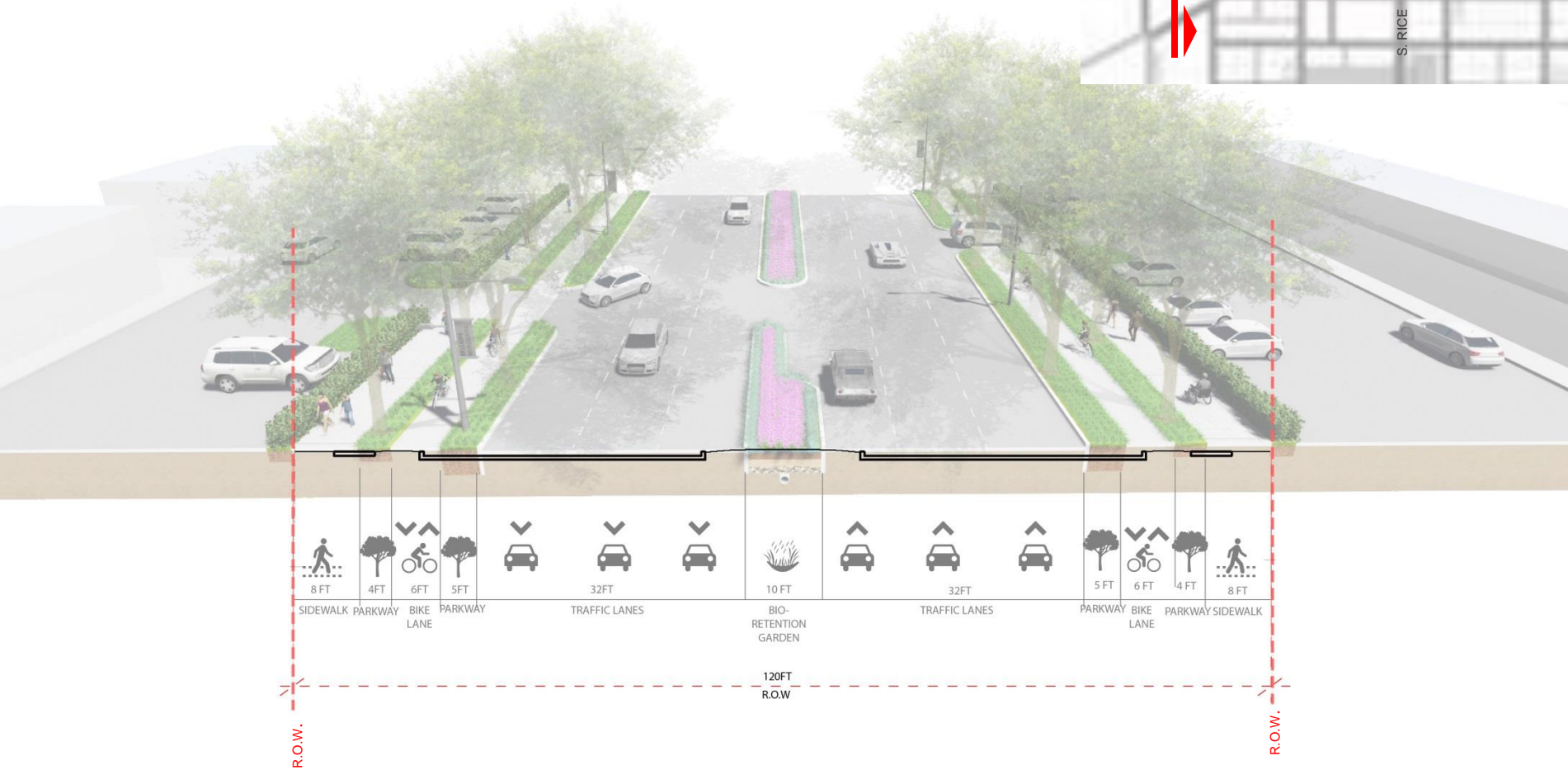
RIGHTS OF WAY

BELLAIRE BOULEVARD



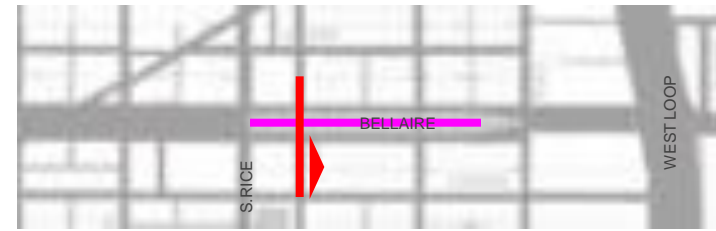
120' R.O.W. PROPOSED SECTION

BELLAIRE BOULEVARD



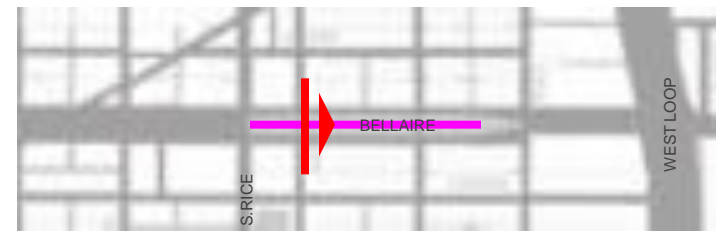
120' R.O.W. EXISTING CONDITION SECTION

BELLAIRE BOULEVARD



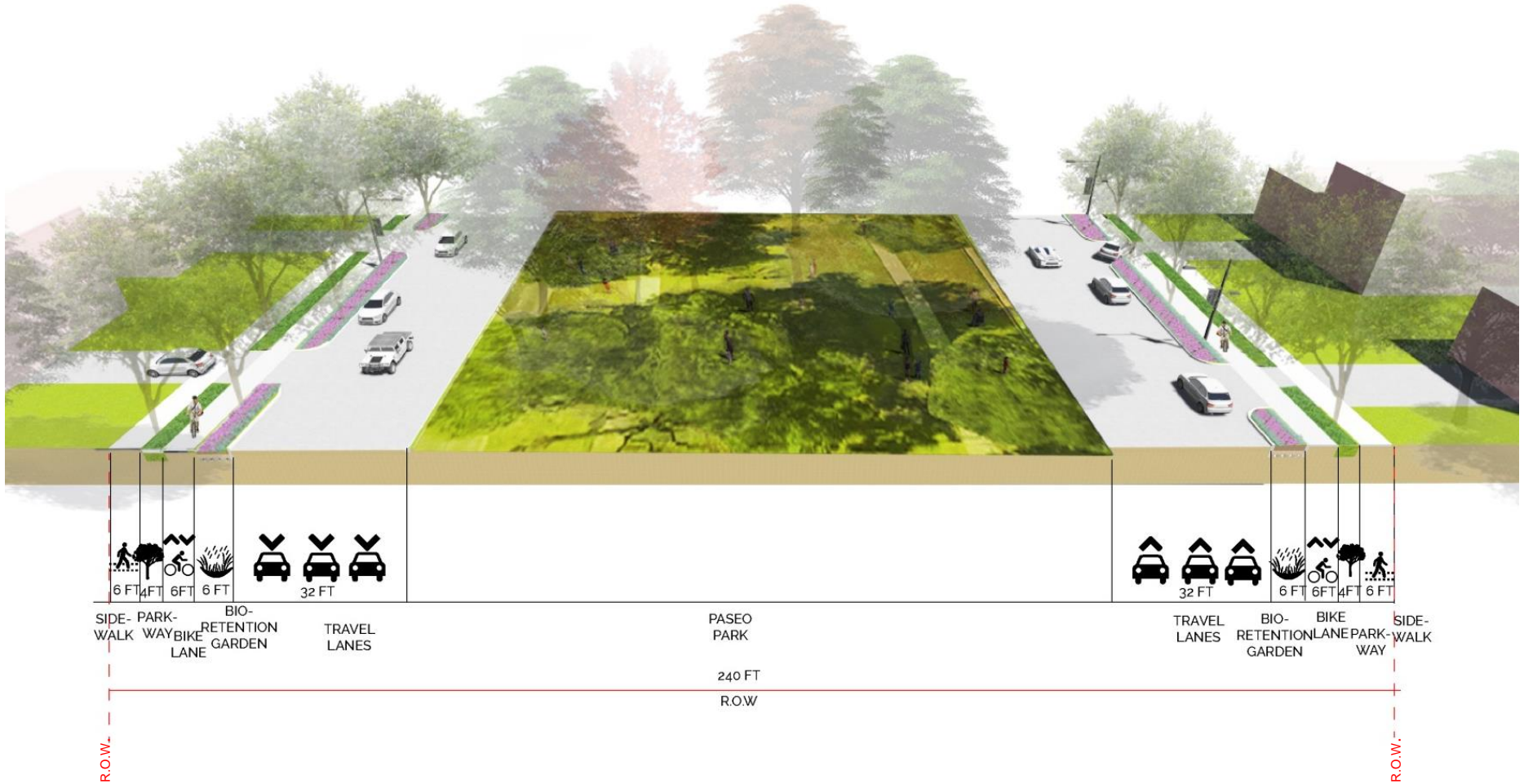
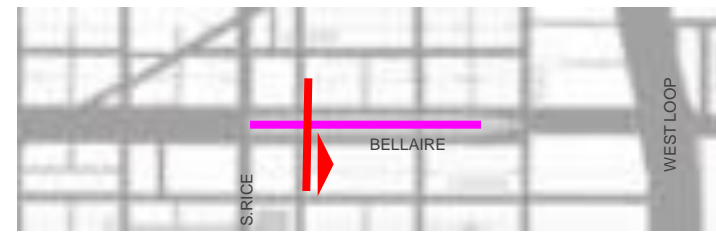
PROPOSED CONTRA ALLEE @ PASEO PARK

BELLAIRES BOULEVARD

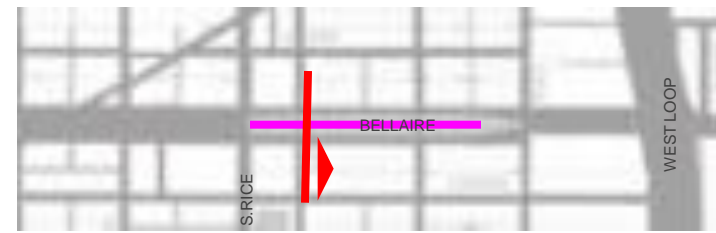


EXISTING CONDITION @ PASEO PARK

BELLAIRE BOULEVARD

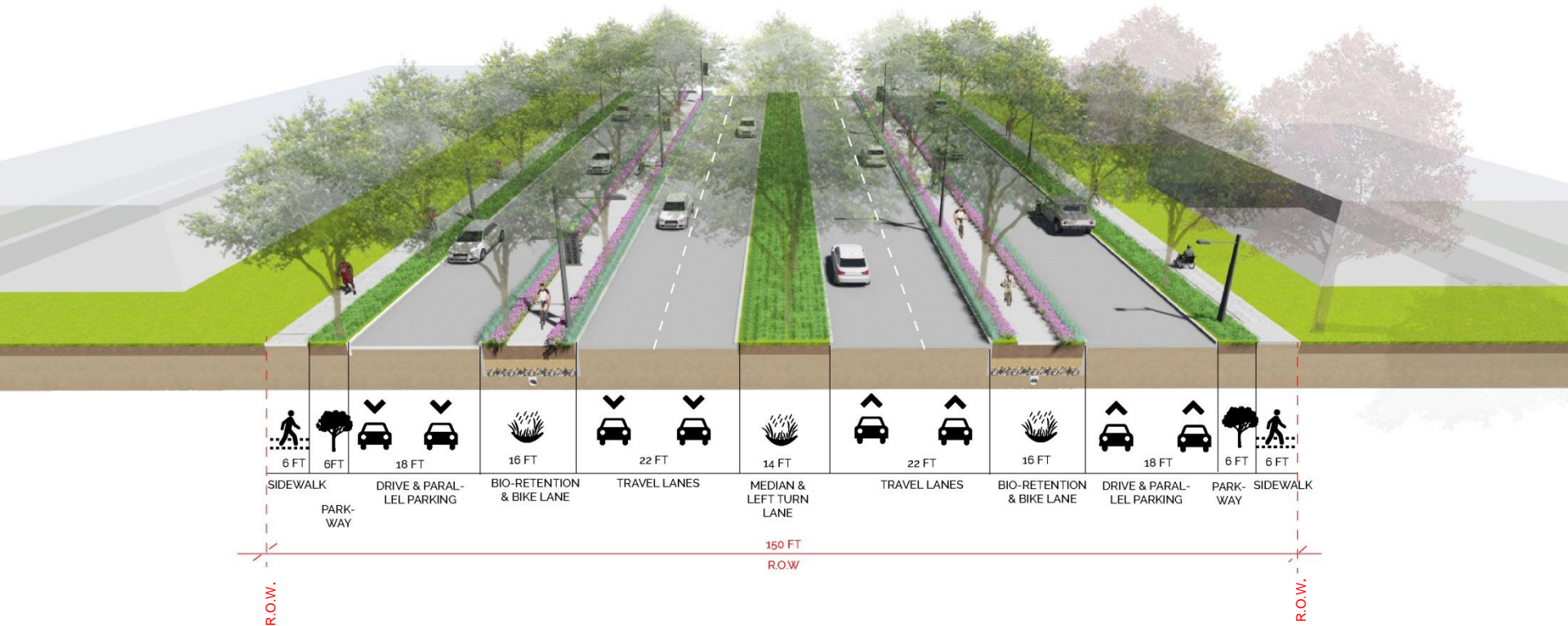
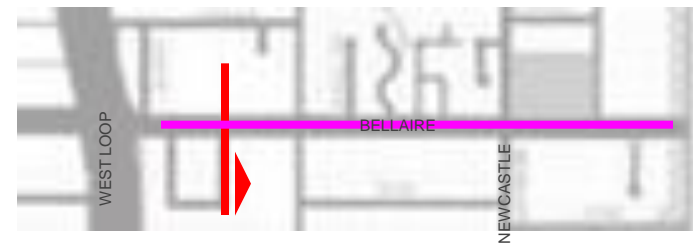


PROPOSED 3 LANE @ PASEO PARK BELLAIRE BOULEVARD



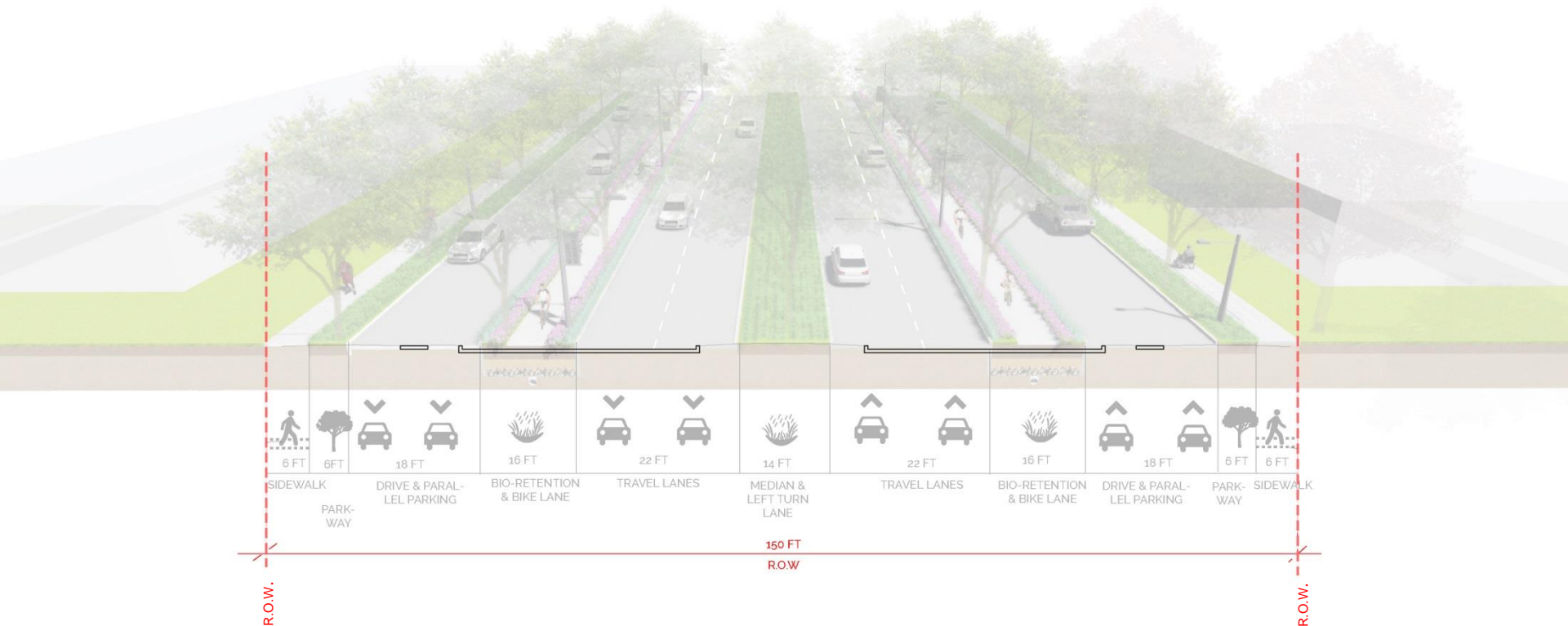
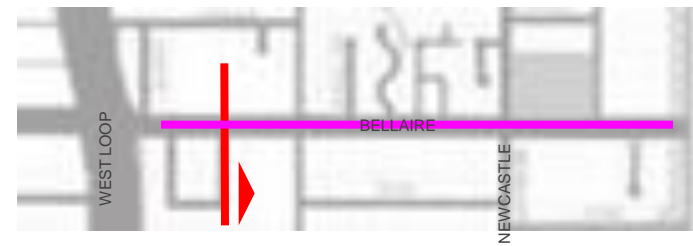
EXISTING CONDITION @ PASEO PARK

BELLAIRE BOULEVARD



150' R.O.W. PROPOSED CONTRE ALLEE SECTION

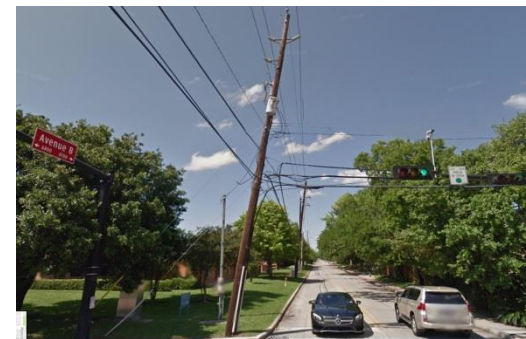
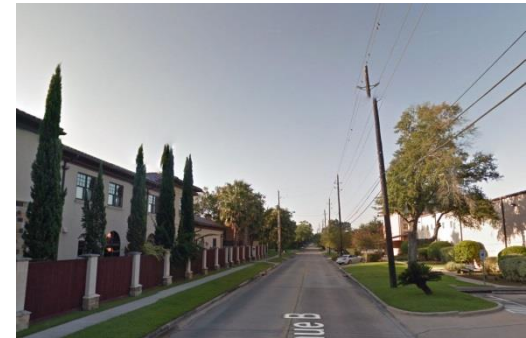
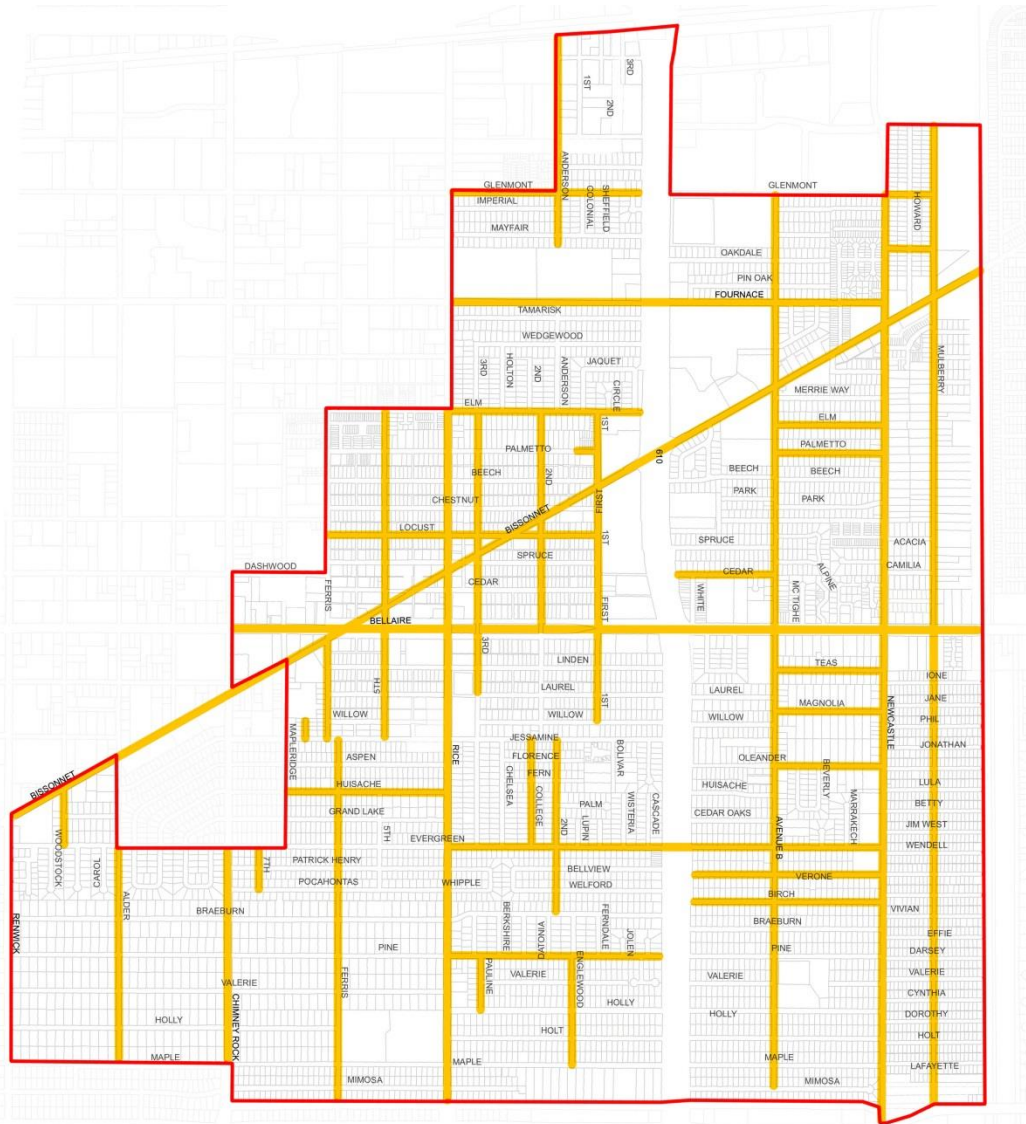
BELLAIRE BOULEVARD



150' R.O.W. EXISTING CONDITION SECTION

BELLAIRE BOULEVARD

BURY OVERHEAD POWER LINES



LEGEND

Overhead power lines fronting streets



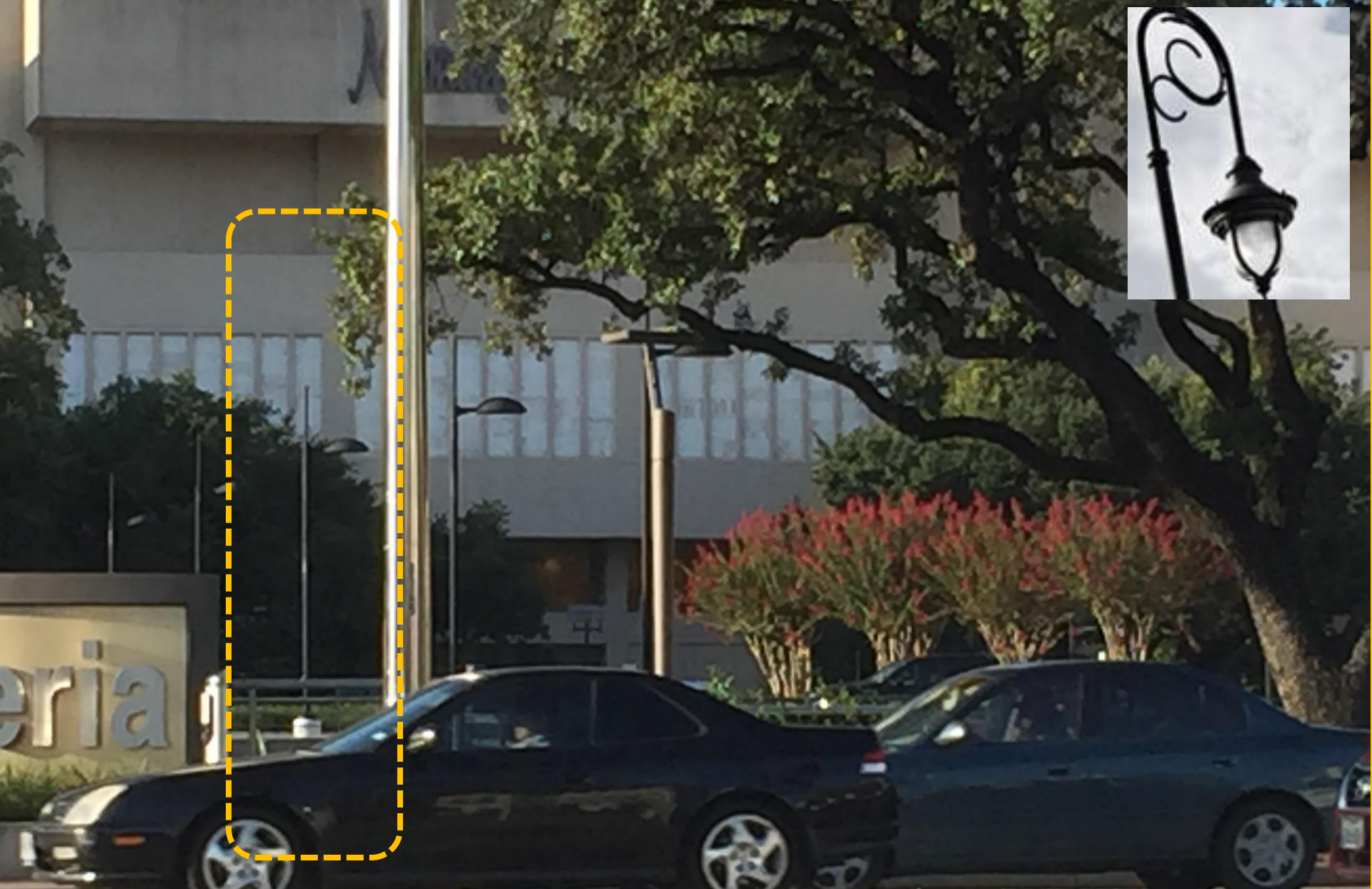
AVENUE B @ FOURNANCE

POWERLINE BEFORE

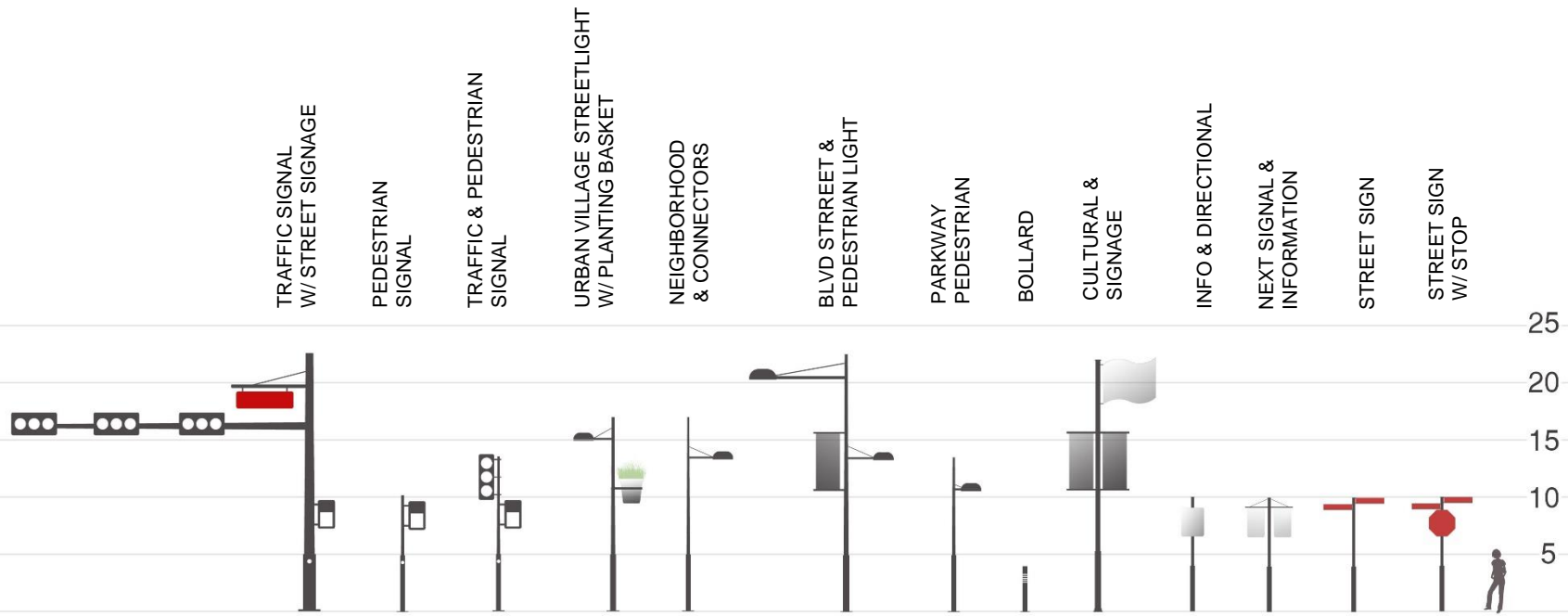


AVENUE B @ FOURNANCE

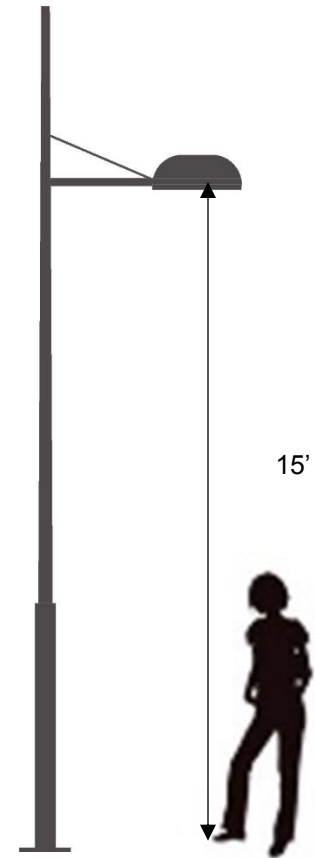
POWERLINE AFTER



URBAN ELEMENTS HIERARCHY



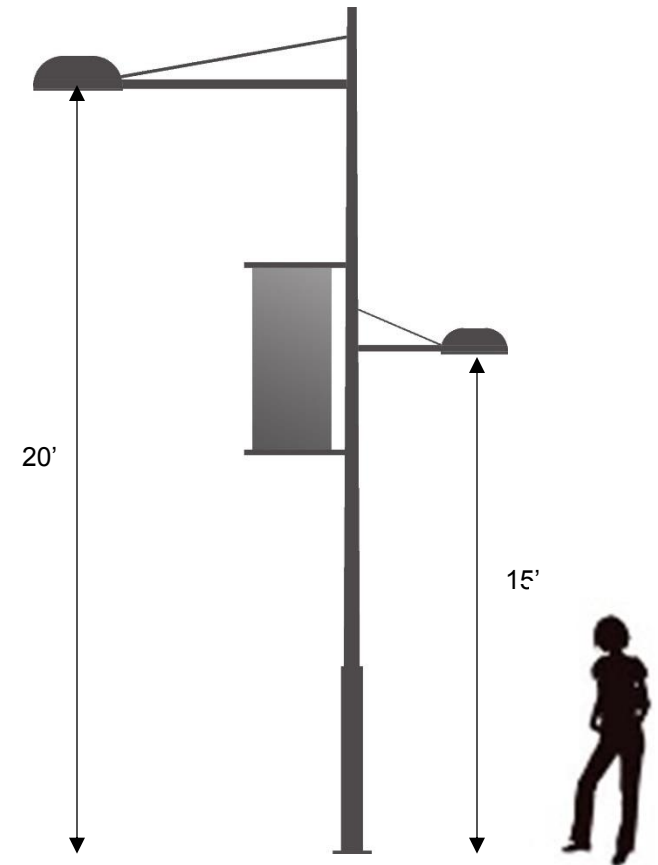
URBAN ELEMENTS HIERARCHY



NEIGHBORHOOD AND CONNECTOR
STREET LIGHT

CONNECTOR AND NEIGHBORHOOD STREETS

STREET LIGHTS



BLVD. STREET LIGHT
WITH BANNER MOUNT & PEDESTRIAN LIGHT

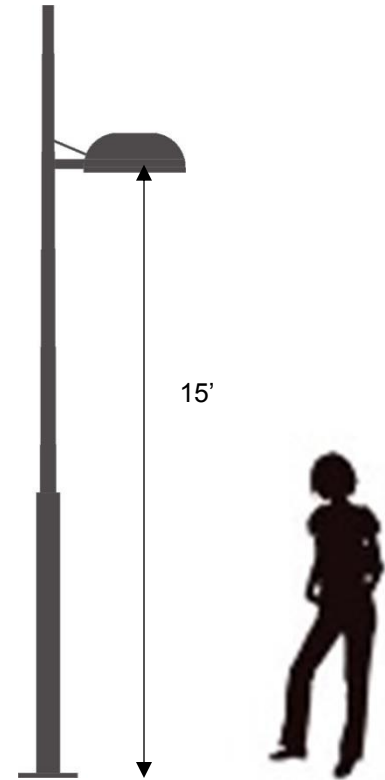
MAJOR THOROUGHFARE STREET LIGHTS



URBAN VILLAGE
DOWNTOWN LIGHT

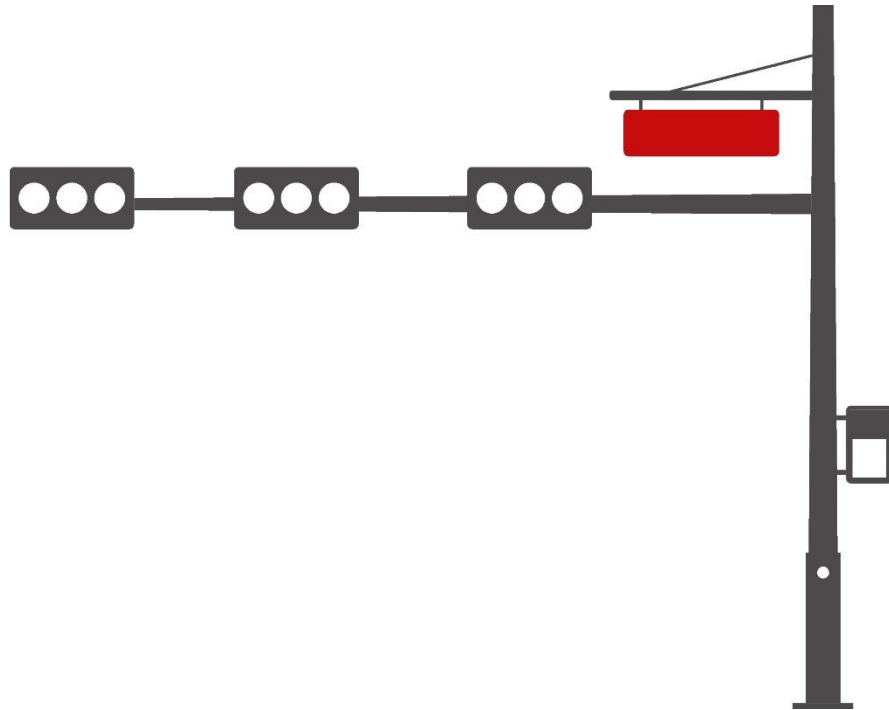


ILLUMINATED
BOLLARD



PARKWAY LIGHT

URBAN VILLAGE STREET LIGHTS

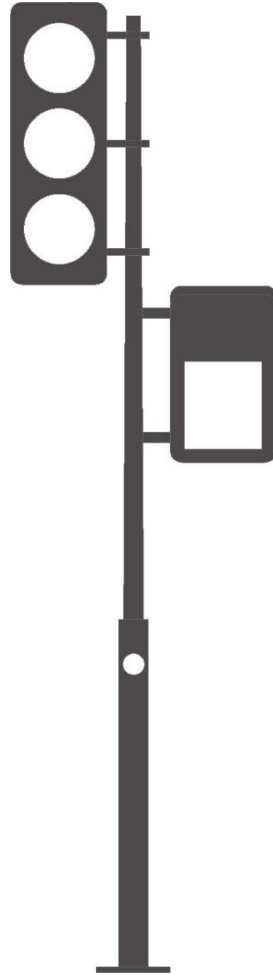


TRAFFIC SIGNAL WITH ILLUMINATED
STREET SIGN



MAST ARMS

TRAFFIC SIGNALS

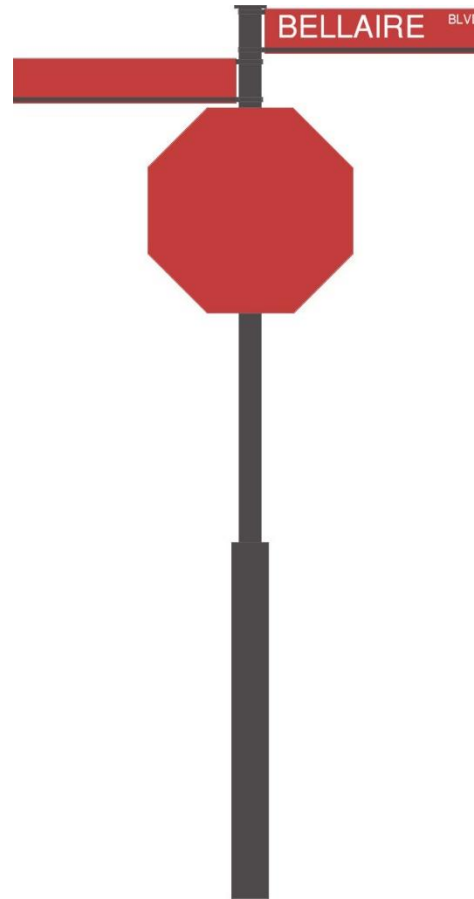


TRAFFIC WITH PEDESTRIAN SIGNAL

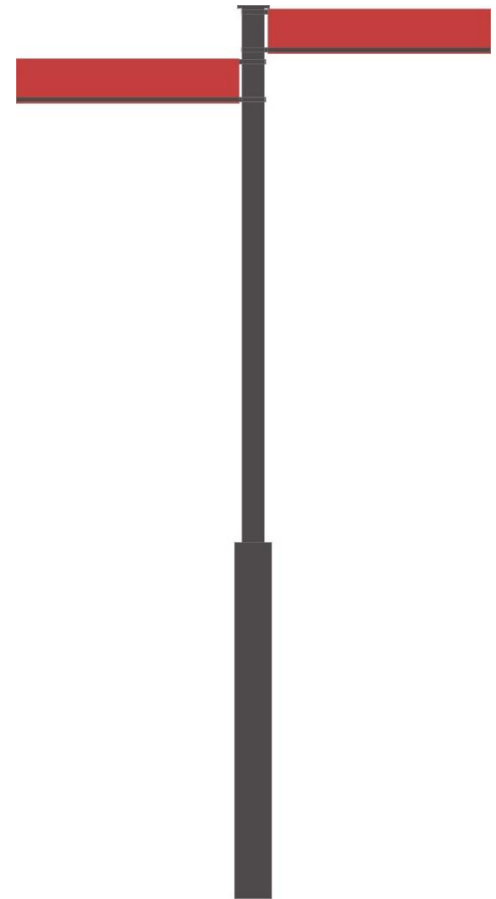


PEDESTRIAN SIGNAL
W/ INTERGRATED CROSSING BUTTON

POST MOUNTED TRAFFIC SIGNALS



STREET SIGN /W STOP

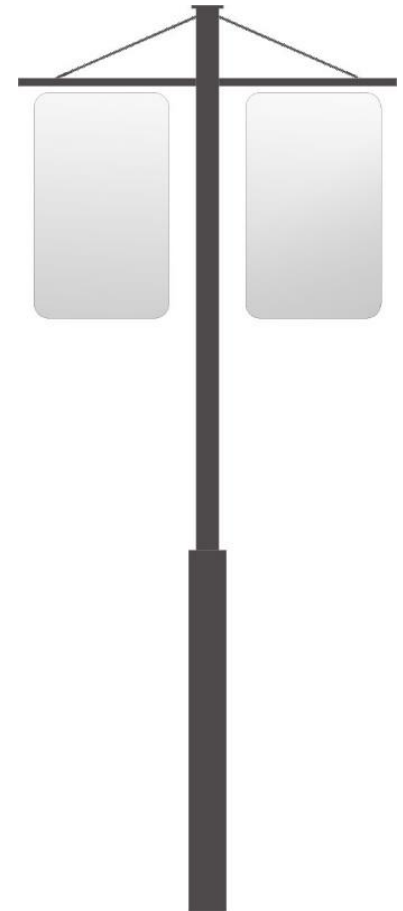


STREET SIGN

REGULATORY SIGNAGE



INFORMATIONAL
AND DIRECTIONAL



NEXT SIGNAL

REGULATORY & NEXT SIGNAL SIGNAGE

Pilot Project Options

Bellaire Urban Design and Beautification

The Bellaire Urban Design and Beautification Plan intends to establish a high design and built quality standard. The pilot project wants to communicate this standard. Given the budget we suggest that the pilot project be modest in area so whatever is built can be built well and we avoid spreading the budget so thin that its not valued. And that we locate the pilot project where it is visible and/or builds upon the momentum created other recent or on-going projects.

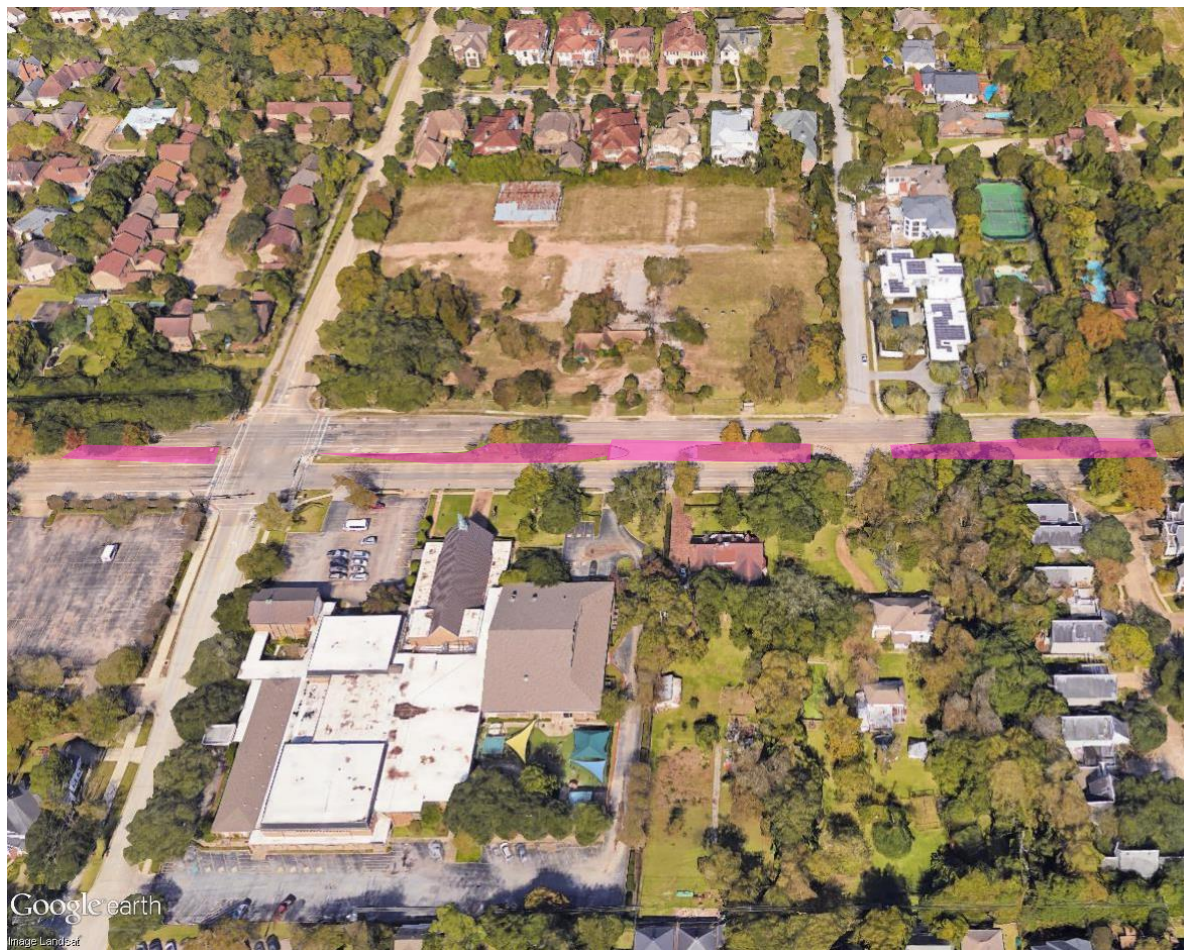


15 September 2016



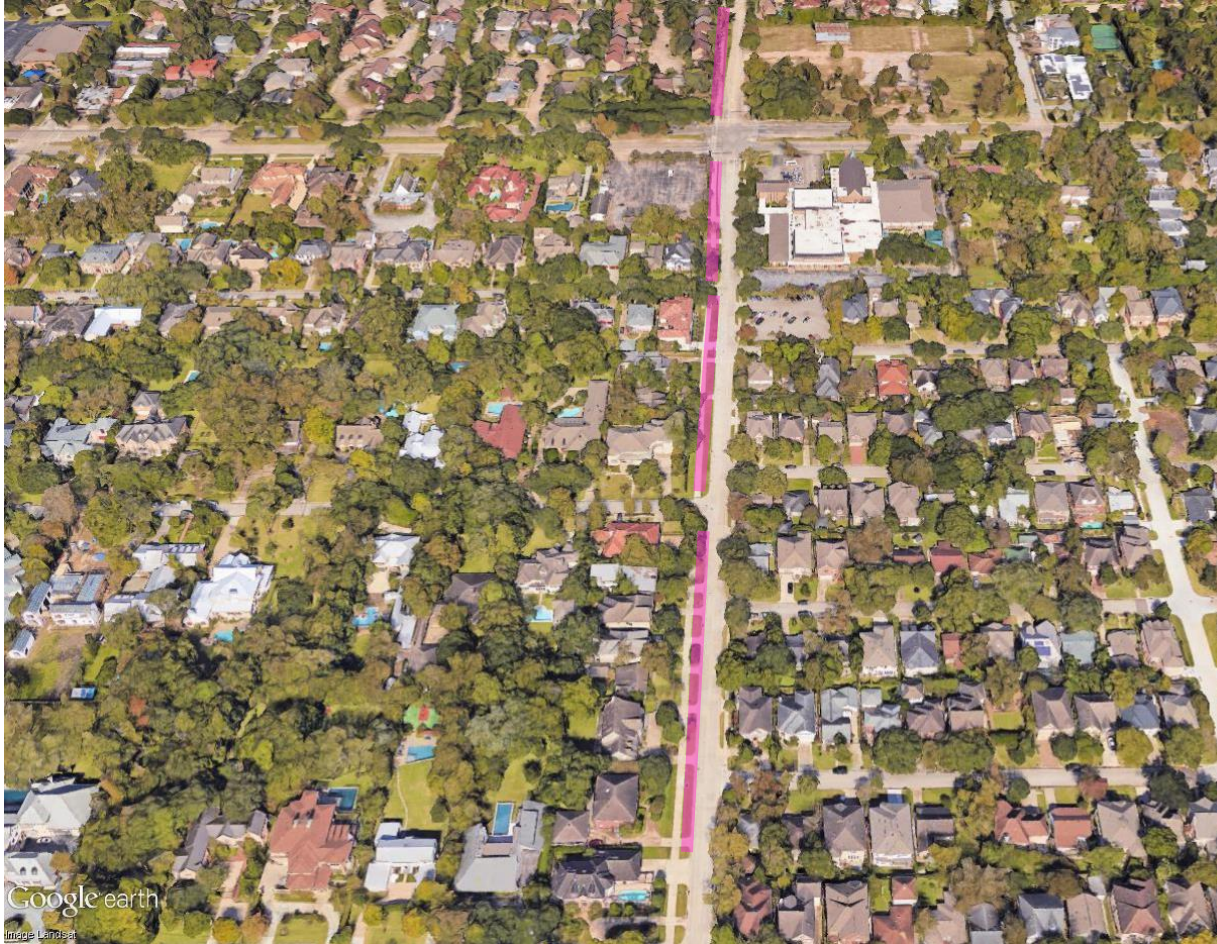
Option 1

Bellaire Boulevard at South
Rice, median planting
improvements



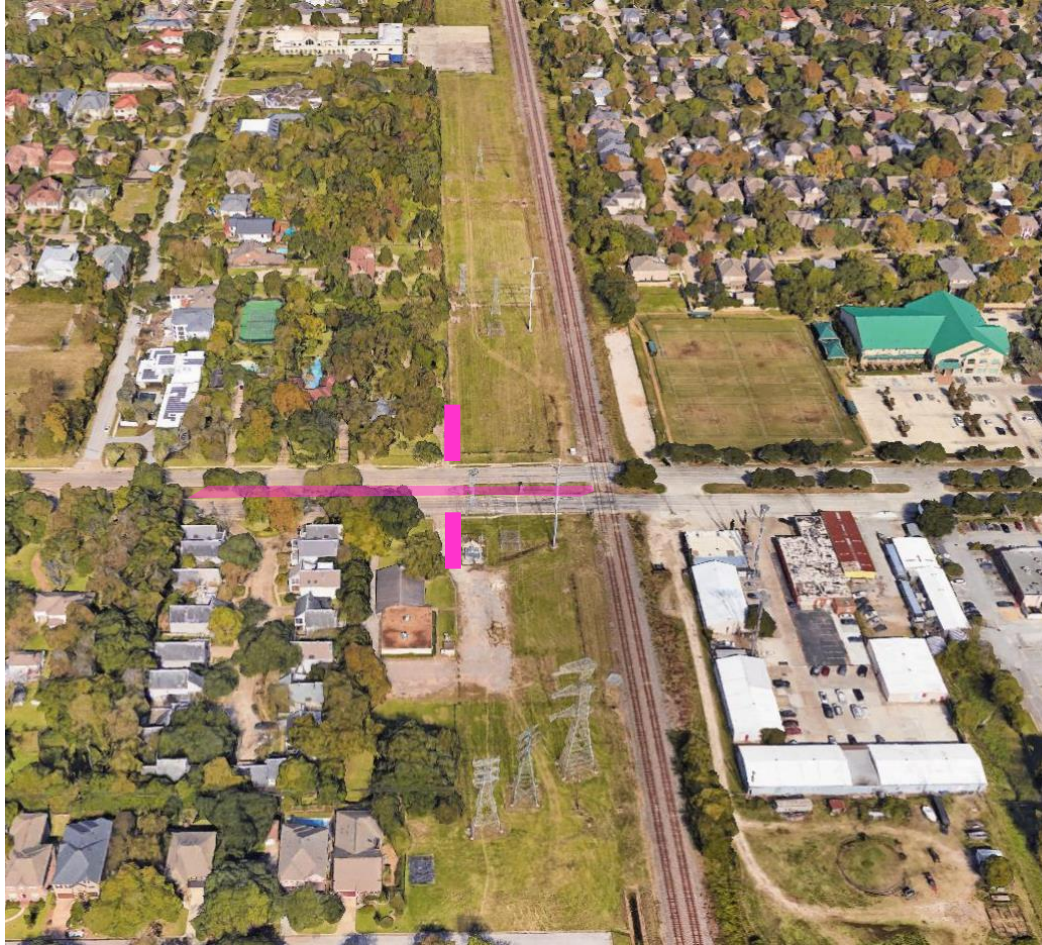
Option 2

Bellaire Boulevard median planting improvements adjacent to Evelyn's Park. Includes reconfiguring the median, by COB, to remove outdated turn openings and add needed turn lane.



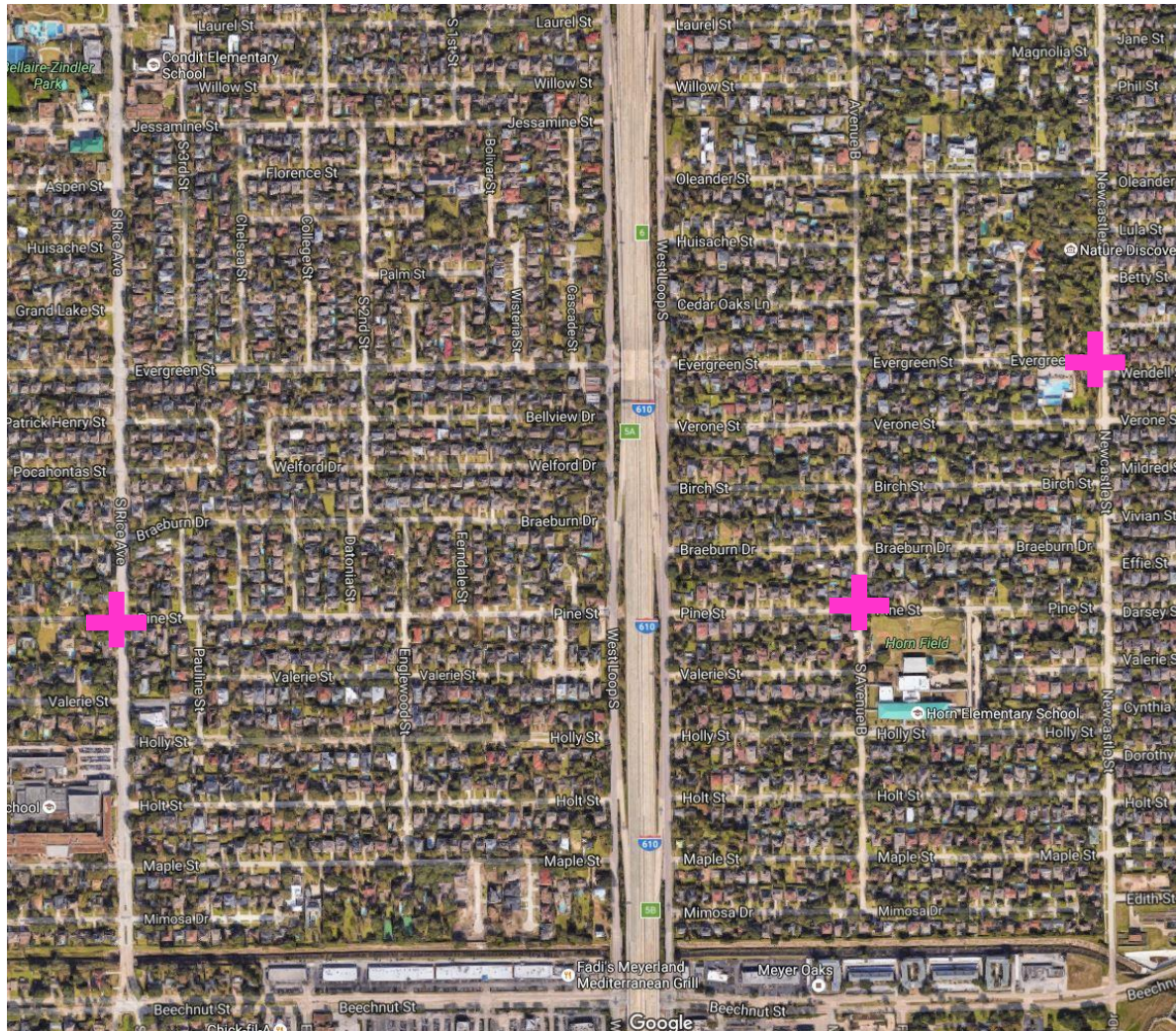
Option 3

Trees / planting to enhance
Newcastle Trail



Option 4

East City Gateway – Bellaire Boulevard



Option 5

Intersections

Pine & Ave B

Pine & S. Rice

Evergreen & Newcastle